

FORSYTH CO. NC 243 FEE: \$ 14.00
PRESENTED & RECORDED: 11/24/1997 4:28PM
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON
STATE OF NC REAL ESTATE EXT: \$ 362.00
BK1974 P2782 = P2785

Handwritten signature: Gordon

Excise Tax *Stamps* \$362.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19 _____
by _____

Mail after recording to Raymond D. Thomas - Box

This instrument was prepared by Raymond D. Thomas

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of November, 19 97, by and between

GRANTOR

JEAN (JEANNIE) ELLEN WEST MAY, ATTORNEY-IN-FACT FOR THELMA SWAIM WEST, WIDOW; LOUISE W. INGRAM and husband, VIRGIL S. INGRAM; NANCY W. VOSS and husband, KARL A. VOSS; MARY W. DILLON, SINGLE; RUBY W. BEESON and husband, LUTHER L. BEESON, JR. and NELLIE W. GRAVES and husband, HARLEY P. GRAVES

GRANTEE

RICHARD V. LINVILLE

Property Address: George West Road
Kernersville, NC 27284

Mailing Address: 6321 Vance Road
Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

BK1974 P2782

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Jean (Jeannie) Ellen West May, Attorney-in fact for Thelma Swain West, Widow
JEAN (JEANNIE) ELLEN WEST MAY, ATTORNEY-IN-FACT FOR THELMA SWAIN WEST, WIDOW

Mary W. Dillon
MARY W. DILLON SINGLE (SEAL)

Louise W. Ingram
LOUISE W. INGRAM (SEAL)

Ruby W. Beeson
RUBY W. BEESON (SEAL)

Virgil S. Ingram
VIRGIL S. INGRAM (SEAL)

Luther L. Beeson, Jr.
LUTHER L. BEESON, JR. (SEAL)

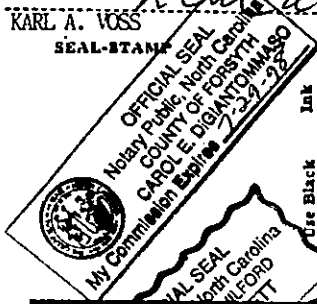
Nancy W. Voss
NANCY W. VOSS (SEAL)

Nellie W. Graves
NELLE W. GRAVES (SEAL)

Karl A. Voss
KARL A. VOSS (SEAL)

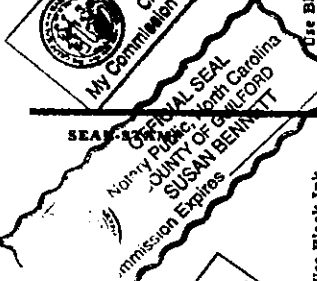
Harley P. Graves
HARLEY P. GRAVES (SEAL)

USE BLACK INK ONLY



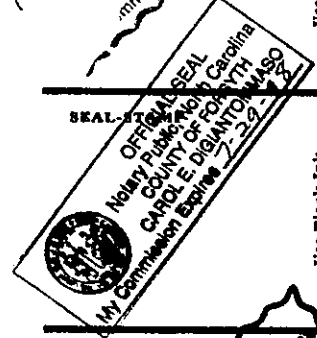
I, a Notary Public of the County and State aforesaid, certify that Louise W. Ingram and husband, Virgil S. Ingram

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of November, 1997.



My commission expires: Carl E. Dickstein, Notary Public

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of November, 1997.



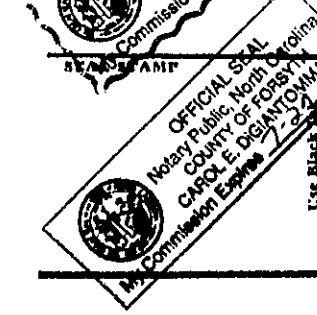
My commission expires: 8-5-2002 Susan Bennett, Notary Public

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of November, 1997.



My commission expires: Carl E. Dickstein, Notary Public

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of November, 1997.



My commission expires: June 12, 2002 Sonya R. Turner-Sledge, Notary Public

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of November, 1997.

My commission expires: Carl E. Dickstein, Notary Public

BK1974 P2783

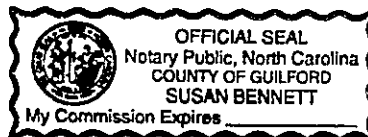
NORTH CAROLINA, Forsyth County

I, Susan Bennett, a Notary Public of Forsyth County, North Carolina, do hereby certify that JEAN (JEANNIE) ELLEN WEST MAY, Attorney-in-Fact for Thelma Swaim West, Widow, personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Thelma Swaim West, Widow, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book 1958, Page 2730, Forsyth County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said JEAN (JEANNIE) ELLEN WEST MAY, acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Thelma Swaim West, Widow, I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal, this 19th day of November, 1997.

Susan Bennett
Notary Public

My Commission Expires: 8-5-2002

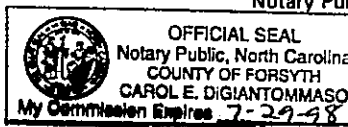


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NORTH CAROLINA, Forsyth County

I, a Notary Public of Forsyth County, North Carolina, certify that Nancy W. Voss, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 21st day of November, 1997.

My Commission Expires: _____

Carol E. DiGiantomaso
Notary Public



STATE OF NC - FORSYTH CO

The foregoing certificate of Carol E. DiGiantomaso and Susan Bennett and Tanya R. Turner-Decker NP(s) is certified to be correct this the 21st day of November, 1997.
Dickie C. Wood, Register of Deeds by: Dickie C. Wood Assistant

EXHIBIT A

The property herein described is bounded on the north by Nina West Smith and George West Road (also designated as State Road No. 2415); bounded on the east by Mary West Dillon and Karl A. Voss; bounded on the south by Karl A. Voss and Earl L. Burton; and bounded on the west by Rocky Bottom Creek and Mildred V. Westmoreland and is more particularly described as follows:

BEGINNING at an established iron pipe in the north margin of George West Road, also being State Road 2415, in the south line of the property of Philip Ray West, Sr. as described in Deed Book 1845 at Page 2782, Forsyth County Registry, and further being the northeast corner of the property of Nina West Smith as described in Deed Book 1737 at Page 3753, Forsyth County Registry; thence from said Beginning point along the north edge of George West Road crossing over the same South $87^{\circ} 14' 08''$ East 375.88 feet to a new iron pipe, corner with Eva N. Barrow property; thence with the line of said Eva N. Barrow property South $07^{\circ} 16' 00''$ West 22.22 feet to an iron stake, corner with Mary West Dillon property as described in Deed Book 1692 at Page 2873, Forsyth County Registry; thence with said Dillon property South $56^{\circ} 35' 55''$ West 577.37 feet to an iron stake; thence still with said Dillon property and falling in with the property of Karl A. Voss South $05^{\circ} 16' 13''$ West 205.21 feet to an iron stake; thence with said Voss property South $84^{\circ} 50' 50''$ West 200 feet to a iron stake; the northwest corner of the property of Karl Voss as described in Book 1961 at page 2984; thence still with said Voss property South $05^{\circ} 16' 13''$ West 397.63 feet to an iron stake; thence still with said Voss property North $84^{\circ} 15' 00''$ West 124.54 feet to a stone; thence still with said Voss property South $08^{\circ} 29' 00''$ West 164.80 feet to an iron pipe; thence still with said Voss property South $10^{\circ} 09' 17''$ West 643.35 feet to a stone; thence still with said Voss property North $85^{\circ} 04' 11''$ West 904.71 feet to a stone in the line of the property of Earl L. Burton as described in Deed Book 1714 at Page 2539, Forsyth County Registry; thence with said Burton property North $01^{\circ} 43' 06''$ East 79.21 feet to a stone on a dam; thence along the north line of said Burton property South $85^{\circ} 45' 27''$ West 148.93 feet to a point in the center of Rocky Bottom Creek and also in the line of the property of Mildred V. Westmoreland, now or formerly; thence with said Westmoreland line twenty-four (24) courses and distances as follows: (1) North $31^{\circ} 51' 42''$ West 32.14 feet to a point; (2) North $06^{\circ} 35' 17''$ West 57.87 feet to a point; (3) North $19^{\circ} 59' 47''$ West 71.56 feet to a point; (4) North $15^{\circ} 27' 00''$ East 27.90 feet to a point; (5) North $30^{\circ} 17' 00''$ West 72.44 feet to a point; (6) North $02^{\circ} 21' 49''$ West 74.36 feet to a point; (7) North $29^{\circ} 30' 10''$ West 35 feet to a point; (8) North $00^{\circ} 39' 00''$ West 35.63 feet to a point; (9) North $34^{\circ} 02' 00''$ West 65.65 feet to a point; (10) North $02^{\circ} 00' 30''$ East 83.80 feet to a point; (11) North $25^{\circ} 22' 32''$ East 42.33 feet to a point; (12) North $16^{\circ} 03' 53''$ West 47.18 feet to a point; (13) North $23^{\circ} 27' 40''$ East 40.74 feet to a point; (14) North $03^{\circ} 08' 00''$ East 42 feet to a point; (15) North $25^{\circ} 29' 17''$ East 33.85 feet to a point; (16) North $00^{\circ} 29' 00''$ West 23.22 feet to a point; (17) North $20^{\circ} 23' 32''$ East 47.93 feet to a point; (18) North $11^{\circ} 16' 00''$ West 44.21 feet to a point; (19) North $15^{\circ} 19' 24''$ East 55.60 feet to a point; (20) North $22^{\circ} 31' 00''$ West 26.81 feet to a point; (21) North $76^{\circ} 09' 09''$ East 31.56 feet to a point; (22) North $18^{\circ} 31' 31''$ West 34.77 feet to a point; (23) North $18^{\circ} 54' 00''$ East 48.16 feet to a point; (24) North $26^{\circ} 23' 46''$ West 33.34 feet to a point corner with a 7.155 acre tract which has been deeded to Nina West Smith; thence with the line of the 7.155 acre tract four (4) courses and distances as follows: (1) North $89^{\circ} 33' 33''$ East 510.62 feet to an iron stake; (2) North $39^{\circ} 49' 39''$ East 420.37 feet to an iron stake; (3) North $00^{\circ} 54' 31''$ West 100.07 feet to an iron stake; (4) South $87^{\circ} 14' 08''$ East 286.69 feet to an iron stake in the line of the property of Nina West Smith as described in Deed Book 1737 at Page 3753, Forsyth County Registry; thence with said Smith property four (4) courses and distances as follows: (1) South $02^{\circ} 02' 37''$ West 156 feet to an iron stake; (2) South $87^{\circ} 14' 27''$ East 353.83 feet to an iron stake; (3) North $57^{\circ} 40' 34''$ East 389.28 feet to an iron stake; (4) North $04^{\circ} 49' 20''$ West 88.96 feet to the point and place of BEGINNING containing 42.025 acres, more or less, and being a part of Tax Lot 59F, Block 5357, Kemersville Township, on the Forsyth County Tax Maps, according to a survey made by Otis A. Jones, R.L.S., on July 7, 1997, entitled "Map For Carrie E. West Estate" being Job No. 9929-4.

The above described property was devised to Thelma S. West, Louise W. Ingram, Nancy W. Voss, Mary W. Dillon, Nina West Smith, Ruby W. Beeson and Nellie W. Graves through the Last Will and Testament of Carrie E. West dated October 23, 1986 which was probated in the Office of the Clerk of Superior Court of Forsyth County, North Carolina (See Estate File 91 E 1402) and the 1/7th undivided interest of Nina West Smith in said real property was conveyed to the aforesaid persons in Deed Book 1961, Page 2996, Forsyth County Registry, and in Deed Book 1972, Page 3099, Forsyth County Registry.