

DRAFTED BY: Charles F. Eakes

RECORDING TIME
FORSYTH CO, NC 143 FEE: \$ 10.00
PRESENTED & RECORDED: 03/05/1998 3:57PM
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON
STATE OF NC REAL ESTATE EXT: \$ 36.00
BK1989 P3243 - P3244 *agpe*

EXCISE TAX \$36.00

PROBATE AND FILING FEE \$ PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: Lake Woussicket Rd., Germanton, NC 27019
Mail after recording to: Michael Spangler 2110 Wilson Dairy Rd., Kernersville, NC 27284
Mail future tax bills to: same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of March, 1998, by and between

GRANTOR

GRANTEE

RUTH B. TESH (*owner*)
4295 Lake Woussickett Rd.
Germanton, NC 27019

MICHAEL EDWARD SPANGLER and wife,
ANGELA LYNCH SPANGLER
2110 Wilson Dairy Rd.
Kernersville, NC 27284

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, in consideration of \$ 10.00 & O.V.C. TEN DOLLARS & OTHER 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 in Forsyth County, North Carolina Salem Township, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

(seal) *Ruth B. Tesh* (seal)
Ruth B. Tesh

(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County
OFFICIAL SEAL
CAROLYN B. MADREN I, Carolyn B. Madren, a Notary Public of Forsyth County, NC, do hereby
Notary Public - North Carolina
COUNTY OF FORSYTH
My Commission Expires 08-21-2002
I, Ruth B. Tesh, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 5th day of March, 1998.

SEAL/STAMP My commission expires _____, 19____. *Carolyn B. Madren* Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby
certify that _____
personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Carolyn B. Madren, N.P.

This the 5th day of March, 1998, is/are certified to be correct.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Assistant
[Signature] BK1989 P3243

EXHIBIT A

"Additional Property Description"

BEGINNING at a iron found in the southern margin of the right of way of N.C.S.R. 1940 (a/k/a Lake Woussickett Road), said iron being in the northwest corner of the property of James Tuttle (see Deed recorded in Book 1431, Page 1203, Forsyth County Registry), now or formerly; thence with the western boundary line of the aforesaid property of James Tuttle South 03 deg. 00 min. 00 sec. West 460.00 feet to an iron set, said iron being located North 03 deg. 00 min. 00 sec. East 456.93 feet from an iron found; thence North 87 deg. 00 min. 00 sec. West 176.55 feet to an iron set; thence a new line North 03 deg. 00 min. 00 sec. East 526.89 feet to an iron set in the southern margin of Lake Woussickett Road; thence with the Southern margin of Lake Woussickett Road South 66 deg. 15 min. 00 sec. East 188.50 feet TO THE POINT AND PLACE OF BEGINNING, containing approximately 2.00 acres as shown on unrecorded survey dated January 12, 1998, prepared by R. Craig Sizemore, R.L.S. (Job No. 971203), which survey is incorporated herein by this reference.

BK1989 P3244