: Division of

Lot: Block: \_\_\_\_

FORSYTH CO.NC 50 FEE: \$ 12.00
PRESENTED & RECORDED: 04/27/1998 10:54AN DICKIE C. WOOD REGISTER OF DEEDS BY:WILLIA DIVN LAND

BK1999 P1258 - P1260 OF RX

Mail after recording to: Grantee, 8 Surrey Lane, Durham, NC 27707

This instrument was prepared by: Wesley Bailey, Bailey & Thomas, P.A., P. O. Box 52, Winston-Salem, NC 27102

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NORTH CAROLINA

GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 24th day of March, 1998, by and between JIMMIE DALE SMITHERMAN and wife, JESSIE DAVIS SMITHERMAN, RONNIE L. SMITHERMAN and wife, BETTY C. SMITHERMAN, MICHAEL W. SMITHERMAN and wife, CAROL T. SMITHERMAN, and RUTH S. BUCHANAN and husband, ROBERT A. BUCHANAN, hereinafter referred to as "Grantors," parties of the first part, and RUTH S. BUCHANAN, hereinafter referred to as "Grantee," party of the second part.

## WITNESSETH:

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

BEGINNING on an iron stake, said iron stake being a new corner by the C. H. Smitherman heirs and lying distant the following four (4) courses and distances from NC Survey monument "TRAILER", whose grid coordinates are X=1,587,833.06 feet and Y=895,320.45 feet (NAD27), namely: S 85° 43′ 55" E 1000.89 feet to an iron stake; thence, S 87° 04' 38" E 60.00 feet to an iron stake; thence, N 03° 33' 48" E 492.18 feet to a point; thence N 85° 53' 30" W 225.00 feet to said point of Beginning; running thence the following two (2) new lines by the said Smitherman heirs, namely: N 01° 53' 16" W 1011.33 feet to an iron stake; thence, N 08° 34' 12" E 906.71 feet to an iron stake, a new corner in the south line of the property of the Julius Rierson heirs as is described in Deed Book 686, page 88, of the Forsyth County Register of Deeds Office; thence, with said Rierson heirs, N 87° 10′ 10° W 421.16 feet to an iron stake, a new corner by the said Smitherman heirs; thence, the following four (4) new lines by the said Smitherman heirs, namely: S 26° 57' 22" W 358.92 feet to an iron stake; thence, S 21° 15' 55" E 1140.18 feet to an iron stake; thence, S 16° 21' 14" W 552.20 feet to an iron stake; thence, S 85° 53' 30" E 225.00 feet to the place of Beginning, containing 11.73 Acres, more or less.

There is also conveyed with this property a perpetual non-exclusive sixty (60) foot easement of right-of-way to Grantee, her heirs and assigns, for the purpose of ingress and egress and utilities, which easement shall run with the land and inure to the benefit of Grantee's property; said easement being described as follows:

BEGINNING on an iron stake in the northern right-of-way line of Reynolda Road (NC 67), said iron stake being in the eastern line of the Mrs. C. H. Smitherman property as is described in Deed Book 383, Page 195, of the Forsyth County Register of Deeds Office, and lying distant S 85° 43' 55" E 1000.89 feet from NC Geodetic Survey monument "TRAILER", whose grid coordinates are X=1,587,833.06 feet and Y=895,320.45 feet (NAD27); running thence, with the

said right-of-way line of Reynolda Road, S 87° 04′ 38″ E 60.00 feet to an iron stake, a new corner; thence, the following three (3) new lines, namely: N 03° 33′ 48″ E 492.18 feet to a point; thence, N 85° 53′ 30″ W 285.00 feet to a point; thence, S 04° 06′ 30″ W 60.00 feet to a point in the north line of said property of Mrs. C. H. Smitherman; thence, with said Smitherman, the two (2) following courses and distances, namely: S 85° 53′ 30″ E 225.57 feet to an iron stake; thence, S 03° 33′ 48″ W 433.42 feet to the place of Beginning.

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

And the Grantors covenant with the Grantes, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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: Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

JEMMIE DALE SMITHERMAN (SEAL)

Michael W. SMITHERMAN (SEAL)

Jusic Davis Smithern (SEAL)

Carol T. SMITHERMAN

PONNIE I CHIPTEDMAN (SEAL)

Was Duchananiseas

Belly C. Smetherman (SEAL)

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STATE OF NORTH CAROLINA )
COUNTY OF STOKES )
I, Code , a Notary Public in and for said County and State, do hereby certify that JIMMIE DALE SMITHERMAN and wife, JESSIE DAVIS SMITHERMAN, RONNIE L. SMITHERMAN and wife, BETTY C. SMITHERMAN, MICHAEL W. SMITHERMAN and wife, CAROL T. SMITHERMAN, and RUTH S. BUCHANAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein stated.
Witness my hand and official Seal, this the $24\%$ day of March, 1998.
My Commission Expires:  August 20, 2002  My Commission Expires:  My Commission Expires:  My Commission Expires August 20, 2002 6
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STATE OF NORTH CAROLINA )
COUNTY OF Durham
I, Muse Commus, a Notary Public in and for said County and State, do hereby certify that ROBERT A. BUCHANAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein stated.
Witness my hand and official Seal, this the 25 day of March, 1998.  March, 1998.  Notary Public
My Commission Expires:
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are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
DACKIE C. WOOD, REGISTER OF DEEDS
REGISTER OF DEEDS FOR FORSYTH COUNTY  By:  Deputy/Assistent - Register  of Deeds