

FORSYTH CO, NC 215 FEE: \$ 12.00  
PRESENTED & RECORDED: 05/29/1998 1:30PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
STATE OF NC REAL ESTATE EXTX: \$ 220.00  
BK2005 PG360 - P3662

Excise Tax \$ 220.

Recording Time, Book and Page

Tax Lot No. 67A, Block: 3016 Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to Tommy G. Lineberry, Jr. a/w Michelle P. Lineberry  
4825 Northwest Drive Winston-Salem, NC 27105

This instrument was prepared by W. McNair Tornow

Brief description for the Index 4825 Northwest Drive

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of May, 19 98, by and between

GRANTOR

GRANTEE

SPENCER R. PEGRAM, (UNMARRIED)

TOMMY G. LINEBERRY, JR.,  
and wife,  
MICHELLE P. LINEBERRY

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 Winston-Salem, Middle Fork Township,  
Forsyth County, North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

BK2005PG3660

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

Deed Book: 1786, Page: 1299 and Deed Book: 1777, Page: 1932 .....

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:

Except easements, conditions, restrictions of record, if any, and  
1998 Ad Valorem Property Taxes to be prorated.

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.

-----  
(Corporate Name)

By: -----

----- President

ATTEST: -----

----- Secretary (Corporate Seal)

USE BLACK INK ONLY

*Spencer R. Pegram* (SEAL)  
Spencer R. Pegram (Unmarried)

----- (SEAL)

----- (SEAL)

----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.



OFFICIAL SEAL  
Notary Public of the County and State aforesaid, certify that  
COUNTY OF DAVIE *Spencer R. Pegram (Unmarried)* Grantor,

AMY S. POWERS  
My Commission Expires *29* day of *May*, 19*98*  
I personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this

My commission expires: *6/1/99* *Amy S. Powers* Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----  
personally came before me this day and acknowledged that ----- he is ----- Secretary of  
----- a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its  
President, sealed with its corporate seal and attested by ----- as its ----- Secretary.  
Witness my hand and official stamp or seal, this ----- day of -----, 19-----.

My commission expires: ----- Notary Public

The foregoing Certificate(s) of *Amy S. Powers, N.P.*

is/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.

**BECKIE C. WOOD, REGISTER OF DEEDS**

**FORSYTH**

REGISTER OF DEEDS FOR ----- COUNTY

By *B. Campbell* Deputy/Assistant-Register of Deeds

BK2005PG3661

**Exhibit "A"**

BEGINNING at a new iron pin being the Southwest corner of property conveyed to Gary W. Pegram by Deed recorded in Deed Book 1234, page 341, Forsyth County Registry; thence North 03 degrees 10 minutes 59 seconds East 186.0 feet to a new iron pin; thence along a common line with Gary W. Pegram (now or formerly) South 88 degrees 0 minutes 0 seconds East 315.76 feet to a new iron pin; thence South 01 degrees 00 minutes 07 seconds West 185.99 feet to a point; thence North 88 degrees 00 minutes 00 seconds West 322.84 feet to the point and place of BEGINNING, containing 1.363 acres, more or less, according to a survey by Joseph Edward Franklin, dated March 12, 1993, and revised March 31, 1994, and being further identified as Tax Block 3016, Lot 067A.

Being the same and identical property as described in Deed Book 1786, Page 1299 and Deed Book 1777, Page 1932, Forsyth County Registry.

BK2005PG3662