

FORSYTH CO, NC. 282 FEE: \$ 12.00
PRESENTED & RECORDED: 05/29/1998 2:23PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODIVA
STATE OF NC REAL ESTATE EXT: \$ 24.00
BK2005 P3950 - P3952

MAIL AFTER RECORDING TO: Grantee
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA)
) NORTE CAROLINA GENERAL WARRANTY DEED
FORSYTH COUNTY)

THIS DEED made this 28 day of May, 1998, by and between Fernando J. Sarda and wife, Gertrude O. Sarda, GRANTOR; and Joseph Vincent Low and wife, Barbara C. Low, GRANTEE.

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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

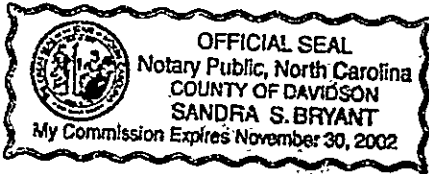
Fernando J. Sarda (SEAL)
Fernando J. Sarda

Gertrude O. Sarda (SEAL)
Gertrude O. Sarda

NORTH CAROLINA)
Davidson)
FORSYTH COUNTY)

I, Sandra S. Bryant, a Notary Public of ^{Davidson} ~~Forsyth~~ County and State aforesaid, certify that Fernando J. Sarda and Gertrude O. Sarda personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28 day of May, 1998.



Sandra S. Bryant
Notary Public

My commission expires: 11-30-02

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Sandra S. Bryant, a Notary Public of Forsyth County, North Carolina, 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.

Buckie C. Wood, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Buckie C. Wood ~~Deputy/Assistant~~ Register of Deeds

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Exhibit A

BEGINNING at a PK Nail lying in the north right-of-way line of Bower Lane, said PK Nail marking the southwest corner of the property conveyed to Mark B. Raines and Cathryn E. Blaauw in Book 1943, Page 2860, Forsyth County Registry; running thence with the west line of the Raines property North $00^{\circ}53'40''$ East 190.61 feet to an existing iron, said iron marking the southeast corner of Lot 14, Longwood, as recorded in Plat Book 18, Page 5, Forsyth County Registry; running thence with the south line of Lot 14, Longwood North $88^{\circ}14'20''$ West 99.91 feet to an existing iron, the northeast corner of Lot 1, Oakdale, as recorded in Plat Book 30, Page 116, Forsyth County Registry; running thence with the east line of Lot 1, Oakdale, South $00^{\circ}58'45''$ West 187.11 feet to a new iron lying in the north right-of-way line of Bower Lane; running thence with the north right-of-way line of Bower Lane South $86^{\circ}14'27''$ East 100.30 feet to the point and place of BEGINNING, according to a survey by William Franklin Tatum, R.L.S. L-3163, for Joseph Vincent Low and wife, Barbara C. Low, dated May 25, 1998, and being designated as Job Number S-8527.

BK2005PG3952