

FORSYTH CO, NC 76 FEE: \$ 12.00
PRESENTED & RECORDED: 06/04/1998 12:56PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
NO TAXABLE CONSIDERATION
BK2006 P3121 - P3123

PN

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Parks Roberts Box

This instrument was prepared by Parks Roberts, Attorney

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *18th* day of May, 1998, by and between

GRANTOR	GRANTEE
Harold C. Fearrington, Executor of the Estate of Harold C. Fearrington and Ruth Carolyn Fearrington Hughes and husband, Willie Hughes	Harold C. Fearrington and wife, Brenda H. Fearrington

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

SEE ATTACHED EXHIBIT A

BK2006PG3121

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:

Save and except easements and restrictions of record, if any and 1998 ad valorem taxes

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

Handwritten signature of Harold C. Fearrington, Executor of the Estate of Harold C. Fearrington.
Handwritten signature of Ruth Carolyn Fearrington Hughes.
Handwritten signature of Willie Hughes.

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Harold C. Fearrington, Ruth Carolyn Fearrington Hughes and Willie Hughes personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official stamp or seal, this 19th day of May, 1998. My commission expires: 8-25-98 Bobbie G. Suarez 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 Bobbie G. Suarez, Notary Public

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.

WICKIE C. WOOD, REGISTER OF DEEDS FORSTH COUNTY
By: Deputy/Assistant - Register of Deeds

BK2006PG3122

EXHIBIT A

TRACT NO. ONE

4 BEGINNING at an iron stake located in the west right of way line of Robin Avenue, said iron stake being located at the southeast corner of a tract conveyed to Harold Clamon Fearington, Sr. and wife, Marguerite Ziglar Fearington by deed recorded in Book 979, Page 208 in the Office of the Register of Deeds of Forsyth County, N. C.; running; thence from said beginning point North 87 degrees 46 minutes 34 seconds West 135.55 feet to an iron stake; running thence North 88 degrees 48 minutes 11 seconds West 59.17 feet to an iron stake; and North 88 degrees 49 minutes 23 seconds West 199.94 feet to an iron stake running thence North 00 degrees 27 minutes 10 seconds West 103.78 feet to an iron stake; running thence North 00 degrees 00 minutes 52 seconds West 38.12 feet to an iron stake; running thence South 88 degrees 46 minutes 44 seconds East 262.83 feet to an iron stake; running thence South 01 degrees 10 minutes 07 seconds West 125.67 feet to an iron stake; running thence South 87 degrees 46 minutes 34 seconds East 135.67 feet to an iron stake located in the west right of way line of Robin Avenue; running thence with said avenue South 01 degrees 34 minutes 45 seconds West 16.00 feet to the point and place of Beginning. Containing 39,177.69 square feet, and being a part of Lots 47 and 67, Block 3472 as shown on the Forsyth County Tax Maps. Also being shown on a survey prepared by John G. Bane & Associates, P. A. Civil Engineers, dated September 26, 1983, entitled property of Harold C. and Marguerite Z. Fearington

TRACT NO. TWO

1 BEGINNING at an iron stake located at the southwest intersection of the right of way lines of Robin Avenue and Robinhood Road, running thence with the west right of way line of Robin Avenue, South 01 degrees 56 minutes 08 seconds West 203.08 feet and South 01 degrees 34 minutes 45 seconds West 86.62 feet to an iron stake; running thence North 87 degrees 46 minutes 34 seconds West 135.67 feet to an iron stake; running thence North 01 degrees 10 minutes 07 seconds East 125.67 feet to an iron stake; running thence North 22 degrees 37 minutes 39 seconds East 203.94 feet to an iron stake located in the south right of way line of Robinhood Road; running thence with the south right of way line of said road, South 65 degrees 06 minutes 19 seconds East 70.31 feet to the point and place of Beginning. Containing 21,054.32 square feet, more or less, and being all of Lot 49 and a part of Lots 48 and 67, Block 3472 as shown on the Forsyth County Tax Maps. Also being shown on a survey prepared by John G. Bane & Associates, P.A., Civil Engineers, dated September 26, 1983, entitled property of Harold C. and Marguerite Z. Fearington.

TRACT NO. THREE

BEGINNING at an iron located in the South right of way line of Winona Street, said iron is located at the northeast corner of a tract of land conveyed to Harold C. Fearington and wife, Marguerite Z. Fearington by Jimmy L. Bradley and wife by deed recorded in Deed Book 823, Page 188, Forsyth County Registry; running thence from said beginning point with the east line of said tract of land South 16 degrees 38 minutes East 620.1 feet to an iron located at the southwest corner of said tract; running thence with the south line of said tract South 72 degrees 14 minutes East 150.00 feet to a point; running thence parallel with the above described east line North 16 degrees 38 minutes West 620.1 feet more or less to a point located in the south right of way line of Winona Street, running thence with the south right of way line of said street North 73 degrees 22 minutes East 150.0 feet to the point and place of beginning. Being a strip of land 150 feet wide from the east side of the property described in Deed Book 823, Page 188. Also being the eastern part of Lot 009C Block 3461 as shown on the Forsyth County Tax Maps.

BK2006PG3123