

FORSYTH CO, NC 144 FEE: \$ 12.00
PRESENTED & RECORDED: 09/25/1998 12:31PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODOVA
STATE OF NC REAL ESTATE EXTX: \$ 168.00
BK2026 P1418 - P1420

OK

Excise Tax \$168.00

Recording Time, Book and Page

Tax Lot No. 056A, Tax Block 5165 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Joseph M. Coltrane, Jr. (Box #114)

This instrument was prepared by Joseph M. Coltrane, Jr.

Brief description for the Index Lot 56A, Pine Hall Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of September, 1998, by and between

GRANTOR

GRANTEE

BRIAN D. ESAU
and wife,
MELINDA A. ESAU
(formerly Melinda A. Coburn)

RAYMOND L. COBURN
and wife,
SALLIE M. COBURN
Property Address: 4340 Pine Hall Road
Walkertown, North Carolina 27051
Mailing Address: 6740 Barrister Road
Kernersville, North Carolina 27284

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 Walkertown, Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference for a more particular description.

BK2026PG1418

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

Deed Book 1948 at Page 1619

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:

Subject to easements, restrictions and rights of way of record, if any.
Buyer assumes responsibility for 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

BRIAN D. ESAU

MELINDA A. ESAU (formerly Melinda A. Coburn)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

NOTARY PUBLIC
GINA K. MOTSINGER
FORSYTH COUNTY, NC
My Commission Expires

I, a Notary Public of the County and State aforesaid, certify that Brian D. Esau and wife, Melinda A. Esau (formerly Melinda A. Coburn) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of September, 1998.
My commission expires: 9/8/2002

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 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 Gina K. Motsinger

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.

SHARIE G. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR

FORSYTH
BK2026P61419

COUNTY

By

Deputy Assistant - Register of Deeds

EXHIBIT "A"

Property of Raymond L. Coburn and wife, Sallie M. Coburn

Being a 1.062 acre, more or less, tract or parcel of real property lying in Salem Chapel Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron stake lying in the southwestern boundary line of the Middle American Homes & Enterprises property which is more particularly described in Book 1906 at Page 1690 of the Forsyth County, North Carolina Registry, reference to which is hereby made for a more particular description thereof, said beginning point further being located the following two (2) courses and distances from the northern-most corner of the said Middle American Homes property: (1) South 51° 19' 47" East 737.62 feet to a new iron stake lying in the northeast boundary line of Middle American Homes, and (2) South 38° 40' 13" West 201.08 feet to the point and place of BEGINNING; thence South 51° 22' 20" East 459.96 feet to a new iron stake lying in the southwestern boundary of Middle American Homes and the northwestern margin of the 60 foot wide right-of-way of Pine Hall Road; thence on a new line through Middle American Homes and with the northwestern margin of said Road, North 36° 56' 24" East 95.04 feet to a new iron stake lying in Middle American Homes and in the northwestern margin of said Road; thence on another new line through Middle American Homes, North 51° 22' 20" West 457.09 feet to a new iron stake lying in Middle American Homes; thence South 38° 40' 13" West 95.00 feet to the point and place of BEGINNING; containing 1.062 acres, more or less, according to a survey entitled "Middle American Homes & Enterprises, Ltd.", dated May 30, 1996, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 8567-3.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 56A, Block 5165, and is further the southeastern portion of the property described in Book 1906 at Page 1690 of the Forsyth County Registry.

SUBJECT TO a right of way for Pine Hall Road over that 30-foot wide parcel of property lying northwest of and contiguous to the southeastern boundary line of the above-described 1.062 acre tract of land.

SUBJECT TO Restrictive Covenants recorded in Book 1930 at Page 2521, Forsyth County Registry.

Property Address: 4340 Pine Hall Road, Walkertown, North Carolina 27051.

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