

FORSYTH CO, NC 65 FEE: \$ 12.00 ✓  
PRESENTED & RECORDED: 02/11/1999 11:46AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
NO TAXABLE CONSIDERATION  
EK2050 P3462 - P3464

*Jan*

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 : House & Ingersoll, PLLC, 3325 Healy Drive, Winston Salem, NC 27103

This instrument was prepared by Marc W. Ingersoll, Attorney

Brief Description for the index

### NORTH Carolina GENERAL WARRANTY DEED

THIS DEED made this the 27th day of December, 1998 by and between

GRANTOR  
ALLEN L. CORNELIUS  
and wife,  
PEGGY C. CORNELIUS

GRANTEE  
CORNELIUS PROPERTIES, LLC

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EK2050PG3462

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ Page \_\_\_\_\_.

A map showing the above-described property is recorded in 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.**

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

Allen L. Cornelius (SEAL)  
ALLEN L. CORNELIUS

Peggy C. Cornelius (SEAL)  
PEGGY C. CORNELIUS

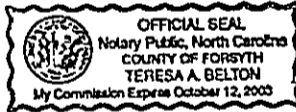
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

(Corporate Seal)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.  
I, the undersigned, a Notary Public of FORSYTH County, NC, certify that ALLEN L. CORNELIUS and wife, PEGGY C. CORNELIUS Grantor(s) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15<sup>th</sup> day of January, 1999.



My commission expires: October 12, 2003 Teresa A. Belton  
Notary Public

SEAL-STAMP

NORTH CAROLINA, \_\_\_\_\_ County.  
I, the undersigned, a Notary Public of \_\_\_\_\_ County, NC, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she 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 him/her as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Teresa A. Belton 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.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Dickie C. Wood  
Deputy/Assistant-Register of Deeds.

BK2050PG3463

EXHIBIT A

TRACT I: Being known and designated as Lot Numbers 284 and 285 as shown on the Map of LONGVIEW DEVELOPMENT NO. 2, recorded in Plat book 1 at page 39A(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT II: Beginning at an iron stake, the southeast corner of Lot Number 282 on the Map of LONGVIEW, NO. 2, recorded in Plat Book 1, page 39(A) in the Office of the Register of Deeds of Forsyth County, N. C.; running thence in a southerly direction 50 feet, more or less, to an iron stake, the northwest corner of Lot No. 236 on the map heretofore mentioned; thence in an easterly direction with the north line of Lots No. 236, 235 and 234, 75 feet to an iron stake, the northwest corner of Lot No. 233; thence in a northerly direction 50 feet, more or less, to an iron stake, the southwest corner of Lot No. 286; thence in a westwardly direction with Lots No. 285, 284 and 283, 75 feet to the point of BEGINNING, and being that portion of the tract of land within the area marked "proposed spur tract to quarry" lying southwardly of the rear of Lots 283, 284 and 285 and northwardly from the rear of Lots No. 234, 235 and 236 on the map heretofore referred to.

TRACT III:

BEGINNING at a stone, J. L. Swain's southeast corner on Leight Street, and running thence South  $66 \frac{3}{4}^{\circ}$  East 121 feet to a stoner in the line of the P. E. Light's land; thence South  $23 \frac{1}{4}^{\circ}$  East 140 feet to a stone, J. S. Warr's corner; thence North  $66 \frac{3}{4}^{\circ}$  East 121 Feet with Warr's line to a stone on Leight Street thence North  $23 \frac{1}{4}^{\circ}$  West 140 feet with Leight Street to the Beginning, containing 16,940 square feet, more or less.

SAVE AND EXCEPT the southern one-half of the above described property previously conveyed to Raymond C. Barber and wife, Maureen B. Barber in Book 1314, at Page 174 thru 177, Forsyth County Registry

TRACT IV:

BEING KNOWN AND DESIGNATED as Lot No. 502 in Block 1781 and Lots / No. 503 and 504 as shown on the Map of LONGVIEW DEVELOPMENT, NO. 2, recorded in Plat Book 1 at page 39A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT V:

BEING KNOWN AND DESIGNATED as lots No. 503, 504, 655 and 656 as shown on the Map of LONGVIEW DEVELOPMENT, NO. 2, recorded in Plat Book 1 at page 39A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

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