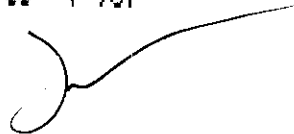


FORSYTH CO., NC 226 FEE: \$ 12.00
PRESENTED & RECORDED: 04/30/1999 1:42PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXTX: \$ 253.00
BK 2065 P 965 - P 967



Excise Tax \$ 253.00

Recording Time, Book and Page

Tax Block: 4208A Lot: 094A Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 1999
by _____

Mail after recording to Grantee: ^{Grantee} 130 Saxby Court, Clemmons, NC 27012
This instrument was prepared by THOMAS E. BROCK, ATTY.
Brief description for the Index

TAX BLOCK 4208A, LOT 094A

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of April, 1999, by and between

GRANTOR	GRANTEE
WILLIAM E. NORTHINGTON AND WIFE, MARY J. NORTHINGTON	MARVIN A. JAMES AND WIFE, MICHELLE G. JAMES

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1504, Page 0706.

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 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.

William E. Northington (seal)
WILLIAM E. NORTHINGTON
Mary J. Northington (seal)
MARY J. NORTHINGTON
*127 YACHT CLUB LN.
TIERRA VENTURA, FL 33705
FLORIDA D/L-ID*

STATE OF FLORIDA
COUNTY OF PINELLAS

I, LINDA KASPRZYK, a Notary Public for said County and State, certify that WILLIAM E. NORTHINGTON personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of APRIL, 1999.



[Official Seal]

Linda Kaspryk
NOTARY PUBLIC

My Commission expires: 4-29-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Gloria J. Cain, a Notary Public for said County and State, certify that MARY J. NORTHINGTON personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 28 day of April, 1999.

[Official Seal]

Gloria J. Cain
NOTARY PUBLIC

My Commission expires: My Commission Expires NOV 30 2002

NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) Certificate(s) of Linda Kasprzyk & Gloria J. Cain, NP

is/are certified to be correct. This the 30 day of April, 1999.

DICKIE C. WOOD, Register of Deeds

By Gabe Wood Deputy/Assistant

Probate and Filing Fee \$ _____ paid.

EXHIBIT A

Beginning at an existing iron pin located at a point in the Southern right of way line of Saxby Court, with said point also being the Northeast corner of Lot 95 on the Map of Clemmons West, Section One, as recorded in Plat Book 25 Page 142 in the Office of the Register of Deeds of Forsyth County, North Carolina; continuing from said point of beginning along a curve to the left North 52 degrees 32 minutes 34 seconds East, with said curve having a chord call of 35.25 feet, a radius of 45.00 feet, and an arc of 36.22 feet, to an existing iron pin; continuing thence South 53 degrees 04 minutes 50 seconds East 208.19 feet to an existing iron pin; continuing thence South 06 degrees 45 minutes 59 seconds East 87.00 feet to an existing iron pin, said iron pin being the Northeast corner of Lot 100 on the Map of Clemmons West, Section One, as recorded in Plat Book 25 Page 142 in the Office of the Register of Deeds of Forsyth County, North Carolina; continuing thence South 82 degrees 44 minutes 06 seconds West 115.00 feet to an existing iron pin; continuing thence North 78 degrees 10 minutes 57 seconds West 40.04 feet to an existing iron pin, said iron pin being the Southeast corner of Lot 95 on the Map of Clemmons West, Section One, as recorded in Plat Book 25 Page 142 in the Office of the Register of Deeds of Forsyth County, North Carolina; continuing thence North 14 degrees 40 minutes 20 seconds West 202.98 feet, to an existing iron pin, with said iron pin being the point and place of beginning.

This legal description describes a parcel of property approximately .62625 acres in size as reflected in that survey prepared for Mr. Marvin A. James and wife, Michelle G. James, by Thomas A. Riccio & Associates dated April 26, 1999. The property is also known and designated as Tax Block 4208A Tax Lot 94A, Forsyth County Tax Registry; having a street address of 130 Saxby Court, , Forsyth County, North Carolina 27407.