

FORSYTH CO, NC FEE: \$ 10.00
PRESENTED & RECORDED: 07/22/1999 09:47AM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE
NO TAXABLE CONSIDERATION

BK2078 P 18 - P 19 *[Signature]*

Prepared by and return to: Dennis W. McNames (Box)

NORTH CAROLINA)
) GENERAL WARRANTY DEED
FORSYTH COUNTY)

THIS DEED made this 19th day of July, 1999 by and between BLUCHER E. TAYLOR and wife, FRANCES S. TAYLOR, hereinafter referred to as "Grantor", and FRANCES S. TAYLOR, Trustee of the Frances S. Taylor Revocable Living Trust Agreement dated July 19, 1999, hereinafter referred to as "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, a **one-half undivided interest** in all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the North right-of-way line of West First Street, said iron stake being the Southwest corner of Charles C. Fishburne, Jr. (Book 1348, at Page 1686, Forsyth County Registry); running thence with the North right-of-way line of West First Street, North 78° 01' 56" West 320.02 feet to an iron stake; thence as said right-of-way line curves to the right, a chord call and distance of North 28° 20' 57" West 25.24 feet to an iron stake in the East right-of-way line of Runnymede Road; running thence with the right-of-way line of Runnymede Road, the eight (8) following courses and distances: (1) North 16° 39' 05" East 56.45 feet to an iron stake; (2) North 15° 13' 17" East 75.40 feet to an iron stake; (3) North 14° 44' 38" East 100.54 feet to an iron stake; (4) on a curve to the right, a chord call and distance of North 35° 44' 52" East 100.59 feet to an iron stake; (5) on a curve to the right, a chord call and distance of North 57° 53' 34" East 100.00 feet to an iron stake; (6) on a curve to the right, a chord call and distance of North 80° 41' 18" East 100.00 feet to an iron stake; (7) North 87° 42' 22" East 99.94 feet to an iron stake; (8) North 81° 15' 43" East 40.94 feet to an iron stake, the Northwest corner of Judson T. Stroupe, Jr. (Book 1518, at Page 1166, Forsyth County Registry); running thence with the West line of Stroupe and Fishburne, South 14° 05' 47" West 488.54 feet to the point and place of BEGINNING, containing 3.204 acres, more or less.

Being in accordance with a survey dated May 9, 1986 and entitled "Blucher E. Taylor and wife, Frances S. Taylor" by John G. Bane, Registered Land Surveyor. Being Tax Lots 1, 102 and 103, Tax Block 1318, Forsyth County Tax Maps, as presently constituted.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1160, at Page 1596, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 7, at Page 134.

TO HAVE AND TO HOLD a **one-half undivided interest** in 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:

All liens, easements, conditions, rights-of-way and restrictions of record, if any, and 1999 ad valorem taxes.

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

Blucher E. Taylor (SEAL)
Blucher E. Taylor

Frances S. Taylor (SEAL)
Frances S. Taylor

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Margaret J. Dellisanti, a Notary Public of the County of Davie, State of North Carolina, certify that BLUCHER E. TAYLOR and wife, FRANCES S. TAYLOR, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

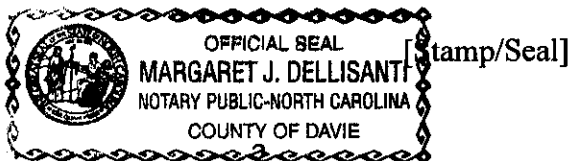
WITNESS my hand and official stamp or seal, this 19th day of July, 1999.

Margaret J. Dellisanti
Notary Public

My Commission Expires:

2/9/2003

W# 0834033.01



STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate(s) of Margaret J. Dellisanti, NP
(Here give name and official title of the officer signing the certificate(s) passed upon)

is (are) certified to be correct. This the 22 day of July, 1999.

Dickie C. Wood, Register of Deeds

By: Fred Wood Deputy/Assistant