

Return to
1000 AVK
GREENSBORO, NC 27401

Excise Tax \$218.00

Recording Time, Book and Page

Tax Lot No. 5246A-17A &18 Parcel Identifier No.
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to GRANTEE: 3098 BUCK FOREST DRIVE, KERNERSVILLE, NC 27284

This instrument was prepared by HENRI R. MAZZOLI, 403 BLANDWOOD AVE., GREENSBORO, NC 27401

Brief description for the Index

METES AND BOUNDS

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of July, 1999, by and between

GRANTOR

LARRY W. MIDDLETON and wife,
RAMONA L. MIDDLETON

GRANTEE

CLINTON DON HAWKS and wife,
PHYLLIS HAWKS
101 OXFORD PLACE #14
HIGH POINT, NC 27262

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

SEE EXHIBIT A.

190
FEE: \$ 12.00
PRESENTED & RECORDED: 07/29/1999 3:55PM
DIXIE C. MOOD REGISTER OF DEEDS BY-CAMPER
STATE OF NC REAL ESTATE EXTX: \$ 218.00
BK2078 PA387 - PA389
[Signature]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1977, Page 1229

A map showing the above described property is recorded in

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:

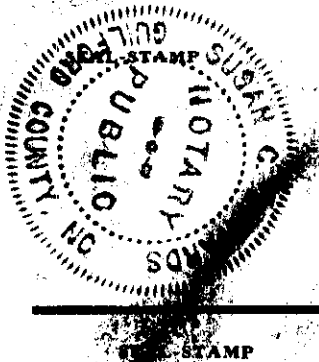
This conveyance is subject to easements, restrictions rights of way of record, if any, and to 1999 ad valorem taxes.

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

LARRY W. MIDDLETON (SEAL)
RAMONA L. MIDDLETON (SEAL)



NORTH CAROLINA, GUILFORD County.
I, a Notary Public of the County and State aforesaid, certify that LARRY W. MIDDLETON and wife, RAMONA L. MIDDLETON Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of July, 1999. My commission expires: 07-18-03 Susan C. Edwards Notary Public

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 Susan C. Edwards

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 G. WOOD, REGISTER OF DEEDS
REGISTER OF DEEDS FOR FORSYTH COUNTY
By Deputy Assistant - Register of Deeds

EXHIBIT A.

Beginning at an iron stake located at the intersection of the southern right of way line of Deer Path Lane and the eastern right of way line of Buck Forest Drive said iron stake being located at the northwest corner of Lot 18 of Deer Path Subdivision, Section 2, Plat Book 33, Page 16, Forsyth County Registry and running thence from the beginning point along the southern right of way line of Deer Path Lane the following four courses and distances south 81 Degrees 25 Minutes 10 Seconds east 42.39 feet to a point: thence on a chord having a radius of 540.00 feet and a chord bearing a distance of south 72 Degrees 25 Minutes 38 Seconds east 168.80 feet to an iron stake (located at the northeast corner of the above said Lot 18): thence a chord bearing in distance of south 61 degrees 18 Minutes 45 Seconds east 40.00 feet to a point: thence a chord bearing in distance of south 59 Degrees 51 Minutes 10 Seconds east 13 65 feet to an iron stake, same being the northeast corner of the hereindescribed tract: running thence South 23 Degrees 50 Minutes 56 Seconds West 236.94 feet to an iron stake the southeast corner of the hereindescribed tract; running thence North 82 Degrees 45 Minutes 35 Seconds West (passing thru an iron stake at 55.00 feet located at the southeast corner of the above said Lot 18) a total distance of 192.20 feet to an iron stake located in the eastern right of way line of Buck Forest Drive, said being located at the southwest corner of the abovesaid Lot 18, running thence along the eastern right of way line of Buck Forest Drive North 7 Degrees 51 Minutes 15 Seconds East 278.28 feet to an iron stake, the point and place of the BEGINNING, Containing 1.374 acres more or less, and being all of Lot 18 and a western portion of Lot 17 of the Deer Path Subdivision, Section II, as shown on the plat duly recorded in Plat book 33, Page 16, Forsyth County Registry, reference to which is hereby made for a more particular description thereof, all as per the survey of Daniel W. Donathan, made October 21, 1994, Job No. 1-35663