

DRAFTED BY: Michelle M. Minnich, Esq. - Box #52

Blanco Tackabery Combs & Matamoros, P.A.

RECORDING TIME

FORSYTH CO, NC

20

FEE: \$ 16.00

PRESENTED & RECORDED: 10/18/1999 10:23AM

DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

NO TAXABLE CONSIDERATION

BK 2089 P3968 - P3972



NO TAXABLE CONSIDERATION

PROBATE AND FILING FEE \$

PAID

☒ Tax Block(s): 4403☒ Lot(s): 007Q, 113, 120, 121, and 122☒ Parcel Identifier No.: _____Property Address: ☒ 8320 Styers Ferry road, Lewisville, NCMail after recording to: ☒ BLANCO TACKABERY COMBS & MATAMOROS, P.A.
P. O. DRAWER 25008
WINSTON-SALEM, NC 27114-5008Mail future tax bills to: ☒ _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of October, 1999, by and between:

GRANTOR

CLYDE ROY NIFONG, JR., AND WIFE,
JEWAL LANDRETH NIFONG

GRANTEE

JEWAL LANDRETH, TRUSTEE UNDER
THE CLYDE ROY NIFONG, JR.
REVOCABLE TRUST AGREEMENT
DATED MARCH 5, 1999

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Lewisville Township, Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The above land was conveyed to Grantor (see Book number 1417, Page 1230 and Book 721, Page 432).

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions:

- a) 1999 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or, if a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

INDIVIDUAL GRANTOR(S):

Clyde Roy Nifong, Jr. By William Roy Nifong (SEAL)
CLYDE ROY NIFONG, JR.
By William Roy Nifong, Attorney-In-Fact

Jewal Landreth Nifong (SEAL)
JEWAL LANDRETH NIFONG

INDIVIDUAL JURAT:

NORTH CAROLINA - FORSYTH COUNTY

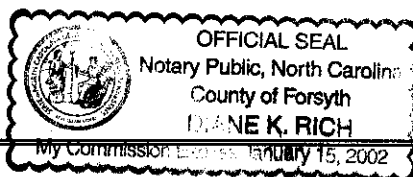
I, a Notary Public of Forsyth County and State aforesaid, certify that JEWAL LANDRETH NIFONG, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th day of October, 1999.

My commission expires:

January 15, 2002

Diane K. Rich
Notary Public

NOTARIAL SEAL/STAMP:



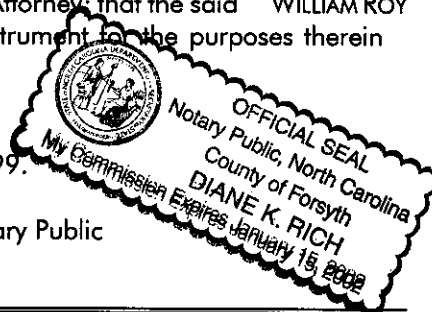
STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, DIANE K. RICH, a Notary Public of said County and State, do hereby certify that WILLIAM ROY NIFONG, Attorney-in-Fact for CLYDE ROY NIFONG, JR., personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of CLYDE ROY NIFONG, JR., and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Forsyth County, on the 7th day of December, 1998, in Book 2039 at Page 2066, and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said WILLIAM ROY NIFONG, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said CLYDE ROY NIFONG, JR.

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and Notarial Seal or Stamp, this the 8th day of October, 1999.

My Comm. Expires: January 15, 2002 Diane K. Rich Notary Public



The foregoing certificate(s) of Diane K. Rich, NP

This the 18th day of October, 1999, is/are certified to be correct.

DICKIE C. WOOD, Register of Deeds for Forsyth County

By: [Signature]

Deputy/Assistant

EXHIBIT A

The following tracts of land lying and being in Lewisville Township, Forsyth County, North Carolina, and more particularly described as follows:

TRACT I

BEGINNING at an iron pin, said iron pin being located in the southern property line of William G. and Jane Pfefferkorn (Deed Book 1581, Page 446), now or formerly, said iron pin also being located South $86^{\circ} 50$ minutes 57 seconds East 1,482.18 feet from an existing iron pin which is located in the northern property line of David Lee Queen (Deed Book 1026, Page 839), now or formerly; thence from said point of BEGINNING and with the southern line of the Pfefferkorn tract, South $86^{\circ} 50$ minutes 57 seconds East 679.70 feet to a point located in the northwest margin of Styers Ferry Road; thence with Styers Ferry Road the following five courses and distances: (1) South $52^{\circ} 39$ minutes 56 seconds West 129.91 feet; (2) on a curve to the right having a radius of 473.31 feet, a chord bearing and distance of South $68^{\circ} 53$ minutes 11 seconds West 269.65 feet; (3) South $85^{\circ} 26$ minutes 11 seconds West 115.94 feet; (4) North $04^{\circ} 32$ minutes 16 seconds West 9.87 feet; (5) South $85^{\circ} 25$ minutes 58 seconds West 270.03 feet; thence leaving Styers Ferry Road and with the eastern line of the aforementioned Queen tract the following two courses and distances: (1) North $12^{\circ} 13$ minutes 43 seconds East 99.63 feet; (2) North $06^{\circ} 27$ minutes 01 seconds East 139.05 feet; thence with the southern line of the aforementioned Pfefferkorn tract South $86^{\circ} 50$ minutes 57 seconds East 25.00 feet to the point and place of BEGINNING, and containing 2.77218 acres, more or less. This parcel is informally know as Tax Block 4403, Lot 121.

TRACT II

BEGINNING at an iron pin located in the southwest margin of Styers Ferry Road, said iron pin also being located in the northwest corner of Robert W. and Jacqueline Fulmer (Deed Book 1754, Page 1868, now or formerly; thence with the western line of the Fulmer property South $00^{\circ} 03$ minutes 14 seconds West 172.14 feet to an existing stone located in the southwest corner of the Fulmer property; thence South $86^{\circ} 56$ minutes 08 seconds East 1,250.06 feet to an existing iron pin located in the southeast corner of Manuel D. and Linda Holcomb (Deed Book 1368, Page 1027), now or formerly, said iron pin also being located in the western line of Cordelia Nifong Wishon and husband, Wade Wishon (Deed Book 1211, Page 1627), now or formerly; thence with the western line of the Wishon tract South $03^{\circ} 52$ minutes 48 seconds West 1,121.85 feet to an existing stone which marks the southwest corner of the Wishon tract, and also marks the easternmost corner of Champ M. Jones, Jr. and wife, Grace C. Jones (Deed Book 1728, Page 2440), now or formerly; thence with the northern line of the Jones tract North $86^{\circ} 15$ minutes 43 seconds West 1,141.67 feet to an existing iron pin; thence North $00^{\circ} 07$ minutes 10 seconds West 396.13 feet to an existing iron pin located in the northeast corner of Cannon E. Harper, Jr. (Deed Book 2014, Page 845), now or formerly; thence with Harper's northern line North $86^{\circ} 16$ minutes 36 seconds West 563.57 feet to an existing iron pin located in the eastern margin of the private right-of-way known as Holler Farm Road; thence with Holler Farm Road the following two courses and distances: (1) North $04^{\circ} 49$ minutes 50 seconds West 201.29 feet; (2) North $02^{\circ} 13$ minutes 20 seconds West 274.28 feet to an iron pin located in the southern margin of Styers Ferry Road; thence with Styers Ferry Road the following two courses and distances: (1) on a curve to the left having a radius of 533.31 feet, a chord bearing and distance of North $63^{\circ} 54$ minutes 01 seconds East 213.82 feet; (2) North $52^{\circ} 20$ minutes 10 seconds East 462.12 feet to the point and place of BEGINNING, and containing 39.04002 acres, more or less. This tract is informally known as Tax Block 4403, Lot 122.

TRACT III

BEGINNING at a nail set located at the intersection of the center line of Sandy Lane (SR 1167), and the southern margin of Styers Ferry Road, said nail set also marking the northeast corner of Nelson E. Hendrix (Deed Book 1199, Page 1788), now or formerly; and with the southern margin of Styers Ferry Road, the following four courses and distances: (1) on a curve to the left having a radius of 600.00 feet, a chord bearing and distance of South 79° 54 minutes 49 seconds East 301.42 feet; (2) North 85° 32 minutes 20 seconds East 644.76 feet; (3) South 04° 36 minutes 44 seconds East 11.41 feet; (4) North 85° 26 minutes 11 seconds East 305.80 feet to a point located in the center line of Ellison Creek; thence with the center line of Ellison Creek the following twenty-seven courses and distances: (1) South 11° 12 minutes 38 seconds West 78.88 feet; (2) South 04° 02 minutes 16 seconds West 106.97 feet; (3) South 13° 41 minutes 52 seconds West 103.58 feet; (4) South 14° 56 minutes 55 seconds West 112.04 feet; (5) South 00° 00 minutes 37 seconds East 91.56 feet; (6) South 17° 06 minutes 31 seconds West 133.64 feet; (7) South 03° 12 minutes 43 seconds West 112.30 feet; (8) South 18° 34 minutes 25 seconds West 209.41 feet; (9) South 00° 07 minutes 31 seconds East 81.95 feet; (10) South 43° 46 minutes 19 seconds West 63.99 feet; (11) South 18° 00 minutes 37 seconds West 155.05 feet; (12) South 14° 30 minutes 13 seconds West 108.68 feet; (13) South 00° 42 minutes 18 seconds East 61.49 feet; (14) South 78° 55 minutes 02 seconds East 49.34 feet; (15) South 55° 30 minutes 56 seconds East 52.29 feet; (16) South 11° 57 minutes 28 seconds East 96.23 feet; (17) South 60° 34 minutes 03 seconds West 80.54 feet; (18) South 41° 04 minutes 17 seconds West 28.44 feet; (19) South 17° 08 minutes 34 seconds East 79.82 feet; (20) South 45° 48 minutes 58 seconds West 75.89 feet; (21) South 04° 32 minutes 34 seconds West 65.86 feet; (22) South 23° 28 minutes 40 seconds West 93.11 feet; (23) South 61° 20 minutes 47 seconds West 44.00 feet; (24) North 43° 39 minutes 05 seconds West 58.77 feet; (25) South 55° 45 minutes 07 seconds West 53.80 feet; (26) South 63° 46 minutes 34 seconds West 42.75 feet; (27) South 74° 06 minutes 17 seconds West 84.12 feet; thence leaving Ellison Creek and proceeding South 60° 51 minutes 59 seconds West 47.26 feet; thence North 84° 08 minutes 22 seconds West 29.52 feet to an iron pin; thence North 24° 02 minutes 51 seconds West 451.22 feet to an iron pin; thence North 65° 57 minutes 09 seconds East 50.00 feet to an iron pin; thence North 24° 02 minutes 52 seconds West 319.20 feet to an iron pin; thence North 23° 05 minutes 35 seconds West 534.23 feet to an iron pin; thence North 23° 05 minutes 35 seconds West 95.51 feet to an iron pin set in the center line of Sandy Lane (SR 1167); thence continuing with the center line of Sandy Lane the following two courses and distances: (1) North 11° 50 minutes 10 seconds West 447.62 feet; (2) on a curve to the right having a radius of 202.78 feet, a chord bearing and distance of North 11° 44 minutes 07 seconds East 162.18 feet to the point and place of BEGINNING, and containing 35.72604 acres, more or less. This parcel is informally known as part of Tax Block 4403, Lot 120.

TRACT IV

BEGINNING at an iron pin, said iron pin marking the southwest intersection of Syters Ferry Road and a private right-of-way know as Holler Farm Road; thence with Holler Farm Road the following four courses and distances: (1) South 05° 15 minutes 14 seconds East 268.14 feet; (2) South 04° 49 minutes 50 seconds East 203.16 feet; (3) South 02° 13 minutes 26 seconds East 325.54 feet; (4) South 21° 42 minutes 34 seconds West 68.43 feet to a point located in the northern line of A. Dawn and Lou Ann Wolff (Deed Book 1752, Page 363), now or formerly; thence with the northern line of the Wolff tract North 85° 58 minutes 20 seconds West 438.84 feet to an iron pin; thence with the western line of the Wolff tract South 08° 19 minutes 37 seconds West 1,175.04 feet to an iron pin located on the bank of Ellison Creek, and continuing for a total of 1,197.39 feet to a point located in the northern line of Bonnie W. Myers (Deed Book 1954, Page 2894), now or formerly; and with the northern line of Myers North 84° 27 minutes 16 seconds West 518.15 feet to an iron pin; thence North 60° 51 minutes 59 seconds East 47.26 feet to a point in the center line of Ellison Creek; thence with the center line of Ellison Creek the following twenty-seven courses and distances: (1) North 74° 06 minutes 17 seconds East 84.12 feet; (2) North 63° 46 minutes 34 seconds East 42.75 feet; (3) North 55° 45 minutes 07 seconds East 53.80 feet; (4) South 43° 39 minutes 05 seconds East 58.77 feet; (5) North 61° 20 minutes 47 seconds East 44.00 feet; (6) North 23° 28 minutes 40 seconds East 93.11 feet; (7) North 04° 32 minutes 34 seconds East 65.86 feet; (8) North 45° 48 minutes 58 seconds East 75.89 feet; (9) North 17° 08 minutes 34 seconds West 79.82 feet; (10) North 41° 04 minutes 17 seconds East 28.44 feet; (11) North 60° 34 minutes 03 seconds East 80.54 feet; (12) North 11° 57 minutes 28 seconds West 96.23 feet; (13) North 55° 30 minutes 56 seconds West 52.29 feet; (14) North 78° 55 minutes 02 seconds West 49.34 feet; (15) North 00° 42 minutes 18 seconds West 61.49 feet; (16) North 14° 30 minutes 13 seconds East 108.68 feet; (17) North 18° 00 minutes 37 seconds East 155.05 feet; (18) North 43° 46 minutes 19 seconds East 63.99 feet; (19) North 00° 7 minutes 31 seconds West 81.95 feet; (20) North 18° 34 minutes 25 seconds East 209.41 feet; (21) North 03° 12 minutes 43 seconds East 112.30 feet; (22) North 17° 06 minutes 31 seconds East 133.64 feet; (23) North 00° 00 minutes 37 seconds West 91.56 feet; (24) North 14° 56 minutes 55 seconds East 112.04 feet; (25) North 13° 41 minutes 52 seconds East 103.58 feet; (26) North 04° 02 minutes 16 seconds East 106.97 feet; (27) North 11° 12 minutes 38 seconds East 78.88 feet to a point located in the southern margin of Syters Ferry Road; thence with Syters Ferry Road, the following four courses and distances: (1) North 85° 26 minutes 11 seconds East 294.13 feet; (2) North 04° 32 minutes 16 seconds West 10.13 feet; (3) North 85° 26 minutes 11 seconds East 115.96 feet; (4) on a curve to the left, having a radius of 533.31, a chord bearing and distance of North 82° 49 minutes 58 seconds East 48.45 feet to the point and place of BEGINNING, containing 16.79584 acres, more or less. This tract is informally known as part of Tax Block 4403, Lot 120.

These descriptions were drafted based on surveys prepared for Clyde Roy Nifong, Jr. and wife Jewal L. Nifong, dated July 30, 1999 and August 27, 1999 by Thomas A. Riccio & Associates, Thomas A. Riccio, PLS, Job Nos. 99086 and 99086-A.