

FORSYTH CO, NC 274 FEE: \$ 10.00
 PRESENTED & RECORDED: 11/29/1999 4:44PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA

STATE OF NC REAL ESTATE EXT: \$ 64.00
 BK 2095 P2716 - P2717

MAIL AFTER RECORDING TO: MARK E. RANDOLPH, BOX 125
 THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA)
)
 FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of November, 1999, by and between Bobby Dean Nixon, Jr. and wife, Diane K. Nixon, GRANTOR; and Carolyn Shelton (Unmarried), 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, 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.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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

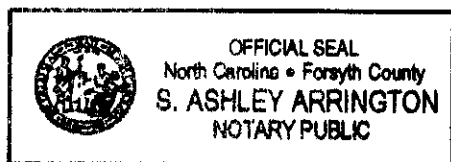
Bobby Dean Nixon, Jr. (SEAL)
Bobby Dean Nixon, Jr.

Diane K. Nixon (SEAL)
Diane K. Nixon

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, S. Ashley Arrington, a Notary Public of Forsyth County and State aforesaid, certify that Bobby Dean Nixon, Jr. and wife, Diane K. Nixon personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29th day of November, 1999.



S. Ashley Arrington
Notary Public

My commission expires: 3-28-04

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of S. Ashley Arrington, a Notary Public of Forsyth County, North Carolina, 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: Kane J. Wood Deputy/Assistant Register of Deeds

Exhibit "A"

BEGINNING at an iron stake located at the Southwestern corner of Lot 30 hereinafter referred to, said iron also being in the margin of a 15 foot alley; running thence with said alley North $36^{\circ}51'34''$ East 65.90 feet to an iron stake located at the Southeast intersection of said alley and Indiana Avenue; running thence with the South right of way line of said avenue South $58^{\circ}58'17''$ East 85.44 feet to an iron; running thence South $36^{\circ}51'34''$ West 111.88 feet to an iron located in the Northeast right of way line of said 15 foot alley; running thence with the North margin of said alley North $29^{\circ}26'31''$ West 92.83 feet to the point and place of beginning. Being all of Lots 30, 31, 32 and 33 as shown on the plat of Bon Air - Greenway Place, Section "A", recorded in Plat Book 3, Page 25, except the portion conveyed to the City of Winston-Salem, for Widening of Indiana Avenue, by deed recorded in Book 1122, Page 506, Forsyth County Registry.

Save And Except:

Commencing at the centerline intersection of Indiana Avenue and Glen Avenue, having an NC Grid coordinate of N=868,456.36; E=1,633,655.03; and based on bridge replacement plans prepared by Nallamalla, Hall & Wilson, P.A. dated 8/22/96 having stations value along Indiana Avenue (L-Rev) of 15+39.57 and having a station value along Glen Avenue (Y) of 54+76.96, thence N $55^{\circ}58'04''$ W 286.75 to the point of beginning, said point being on the proposed right-of-way of Indiana Avenue, thence leaving said right-of-way S $39^{\circ}14'04''$ W 10.00 to a point thence N $50^{\circ}37'09''$ W 10.30 to a point, thence N $39^{\circ}42'36''$ E 9.93 to a point on the proposed southern right-of-way of Indiana Avenue, thence along said right-of-way S $51^{\circ}35'27''$ E 3.13 to a point, thence continuing along said right-of-way S $50^{\circ}45'56''$ E 7.09 to the point and place of beginning containing 102.4 square feet.