

FORSYTH CO, NC **203** FEE: \$ 12.00
PRESENTED & RECORDED: 01/19/2000 4:15PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXTX: \$ **40.00**
BK2102 P1462 - P1464

Excise Tax \$40.00

Recording Time, Book and Page

Tax Lot No. 310, Block 5422, Map 666882 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Grantee at 306-D Windsor Manor Way, Kernersville, NC 27284

This instrument was prepared by Harry A. Boles (WITHOUT TITLE EXAMINATION OR CLOSING)

Brief description for the Index 1.718 ac Barrow Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of January, 2000, 19____, by and between

GRANTOR

GRANTEE

Janice A. Parks
and husband,
Grover W. Parks

576 Hopkins Road
Kernersville, NC 27284

Bryan Steven Mabe
and wife,
Roni Leanne Mabe

PROPERTY ADDRESS: 5161 & 5167 Barrow Road
Kernersville, NC 27284
MAILING ADDRESS: 306-D Windsor Manor Way
Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 Property Description attached hereto as Exhibit A which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 2100, Page 183

A map showing the above described property is recorded in Plat Book page.....

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 all easements, restrictions, and rights-of-ways of record, if any;
and 2000 ad valorem property 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

Janice A. Parks (SEAL)
JANICE A. PARKS
Grover W. Parks (SEAL)
GROVER W. PARKS
..... (SEAL)
..... (SEAL)

NORTH CAROLINA, Forsyth County.
I, a Notary Public of ^{Guilford} the County and State aforesaid, certify that
Janice A. Parks and husband, Grover W. Parks Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 11th day of January, 2000, 19.....
My commission expires: January 13, 2001 *[Signature]* Notary Public

SEAL-STAMP

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 D. J. Guthrie

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

By *[Signature]* REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy Assistant - Register of Deeds

EXHIBIT A**Property Description**

(99-450/1431) Being a 1.718 acre, more or less, tract or parcel of real property lying in Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake lying at the southeastern corner of the Middle American Homes and Enterprises, Ltd. property which is more particularly described in Book 1980 at Page 2899, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof; thence South $83^{\circ} 28' 06''$ West 354.64 feet to a point lying in the center of a fifty-foot (50-ft) wide right-of-way of Barrow Road (State Road 2013) Middle American's southwest corner; thence with the center of a fifty-foot (50-ft) wide easement and right-of-way North $10^{\circ} 56' 51''$ West 257.98 feet to an existing iron stake lying at the northwest corner of the Middle American Homes property described in Book 1980 at Page 2902; thence South $88^{\circ} 03' 46''$ East 293.42 feet to an existing iron stake, Middle American's northeast corner; thence South $28^{\circ} 01' 40''$ East 230 feet to the point and place of BEGINNING; containing 1.718 acres, more or less, according to a survey entitled "Map for Harry Boles", dated May 6, 1998, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 1350-3.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 310, Block 5422, on Map 666882, and is further the same property as that property described in Book 2002 at Page 3309 of the Forsyth County, North Carolina, Registry.

TOGETHER WITH AND SUBJECT TO the fifty-foot (50-ft) wide easements and rights-of-way which are more particularly described in Book 1411 at Pages 320 and 325 and Book 1980 at Pages 2899 and 2902 of the Forsyth County, North Carolina, Registry, reference to which are hereby made for a more particular description thereof. These easements and rights-of-way shall be appurtenant to and shall run with the above-described 1.718 acre tract of land.