

FORSYTH CO, NC 187 FEE: \$ 12.00  
PRESENTED & RECORDED: 02/28/2000 2:20PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP ✓

STATE OF NC REAL ESTATE EXTX: \$ 72.00  
BK2106 P2993 - P2995  
*P. Boles*

Ty Browder's Box 89

\$72.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. portion 5156-117B Parcel Identifier No \_\_\_\_\_  
Verified by \_\_\_\_\_ Forsyth County on the \_\_\_\_\_ day of \_\_\_\_\_, 19 99  
by \_\_\_\_\_

Mail after recording to David E. Clem  
RR 2 Box 122A, Belpre, OH 45714-9709

This instrument was prepared by J. Tyrone Browder, Attorney at Law

Brief description for the Index 11.1184 acres Wagoner Mill Road

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 23<sup>rd</sup> day of February, 20 00, by and between

GRANTOR

GRANTEE

**JOHN MARK SHEETS  
and wife,  
LAURA N. SHEETS**

**DAVID E. CLEM  
and wife,  
JOANNE E. CLEM**

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 \_\_\_\_\_, Salem Chapel Township, \_\_\_\_\_ Forsyth County, North Carolina and more particularly described as follows:

Being 11.184 acres and two easements located off Wagon Mill Road as more particularly described in the attached Exhibit A incorporated herein by reference.

The above-described property is subject to the restrictive covenants for Salem Oaks Estates as recorded in Deed Book 2038, Page 975, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in DB 1975, PG 533

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 claim of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- Easements and restrictions of record, if any.
- 2000 Forsyth County ad valorem taxes, not yet due and payable.

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.

By: \_\_\_\_\_ Manager

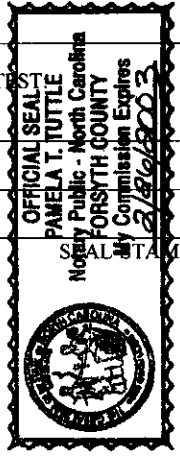
John Mark Sheets (SEAL)  
John Mark Sheets

Laura N. Sheets (SEAL)  
Laura N. Sheets

\_\_\_\_\_  
President

ATTEST  
\_\_\_\_\_  
Secretary (Corporate Seal)

\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)



NORTH CAROLINA, Stokes County.

I, a Notary Public of the County and State aforesaid, certify that John Mark Sheets and wife, Laura N. Sheets 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 FEBRUARY 2000.

My commission Expires: 2/24/2003 Pamela T. Tuttle 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 \_\_\_\_\_, 20\_\_\_\_. My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Pamela T. Tuttle

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 [Signature] Deputy/Assistant Register of Deeds

## EXHIBIT A

BEGINNING at a point located in the center of a 60 ft. wide easement, said point being located the following courses from a stone in a stump hole marking the southwest corner of Vernon E. Artman et al (DB 778, PG 249): S 46°38'26" W a distance of 252.73 ft., N 14°15'15" W a distance of 532.55 ft to the Beginning point, said point also being the southeasternmost corner of Tract 8 as shown on an unrecorded plat prepared by Wayne Horton, RLS entitled JOHN MARK SHEETS & LAURA N. SHEETS; thence from said Beginning point with the centerline of the 60 ft. wide easement S 14°15'15" E a distance of 311.50 feet to a point and being a common corner with Tract 5 of the above-referenced plat; thence with the northwest boundary of Tract 5 S 43°48'11" W passing over an iron at 35.35 feet and continuing 1109.01 feet for a total distance of 1144.36 feet to an iron; thence N 1°26'43" E a distance of 978.18 feet to an iron located in the south boundary of Tract 7 of the above-referenced plat; thence with the south boundary of Tract 7 N 77°46'3" E passing over an iron marking the southwest corner of Tract 8 at 381.17 feet and continuing with the south boundary of Tract 8 325.59 feet for a total distance of 706.76 feet to the point and place of BEGINNING containing 11.184 acres, more or less, and being a portion of the property described in DB 1975, PG 533, Forsyth County Registry. The above described property is designated as Tract 6 on an unrecorded plat entitled "Survey for John Mark Sheets and Laura N. Sheets: prepared by K. Wayne Horton, RLS dated November 21, 1997 and revised February 3, 2000.

Together with and subject to the following described easements:

EASEMENT NO. 1: Being a 40 foot wide easement known as Wagoner Mill Road extending from Stafford Mill Road in a southeasterly direction to a 60 foot wide easement and being more particularly described in DB 1656, PG 4128 and DB 1975, PG 543, Forsyth County Registry.

EASEMENT NO. 2: Being a 60 ft. wide non-exclusive, perpetual and appurtenant easement for the purpose of ingress, egress and regress and for utilities access extending from the southern terminus of the above described 40 ft. wide easement to the north boundary of the above described 11.184 acre tract, the centerline of which being more particularly described as follows: Beginning in the northeasternmost corner of Tract 9 of the above-referenced plat; thence from said Beginning point S 17°45'27" E 69.81 feet to a point; thence S 3°35'20" E 337.65 feet a point; thence S 08°49'37" E 745.32 feet to the northeast corner of the above described 11.184 acre tract; thence with the east boundary of said tract S 14°15'15" E of 311.50 feet to the southeast corner of the above described tract.