

(This space for recording information)

FORSYTH CO, NC 125 FEE: \$ 12.00
 PRESENTED & RECORDED: 08/30/2000 12:32PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXTX: \$ 86.00
 BK2132 P 510 - P 512



NORTH CAROLINA GENERAL WARRANTY DEED

Drafted by: Anthony P. Donato, Atty.
 Excise Tax: 86:00

Tax Block 5326 Lot 111B ~~REDACTED~~

Mailing Address of Grantee:
 3624 Riverdale Drive
 Greensboro, NC 27406

THIS DEED, Made this 29th day of August, 2000, by and between JUDY C. DAVIS, of Forsyth County, North Carolina, hereinafter called Grantor; and DAVID H. PATTON AND WIFE, PATSY J. PATTON, of Guilford County, North Carolina, hereinafter called Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the Sum of Ten Dollars and other good and valuable consideration to him in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or assigns, premises in Belews Creek Township, Forsyth County, North Carolina, described as follows:

Please see the Attached Exhibit A.

THIS CONVEYANCE is made subject to any easements, restrictions or rights of way of record, if any, and to the current year's *ad valorem* taxes.

TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee and has authority to convey said land in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

Judy C. Davis (SEAL)
JUDY C. DAVIS

NORTH CAROLINA
FORSYTH COUNTY

I, a Notary Public of the County and State aforesaid, certify that JUDY C. DAVIS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this 21 day of March, 2000.

My commission expires:

7/7/03

[Signature]
Notary Public



OFFICIAL SEAL
ANTHONY P. DONAT
NOTARY PUBLIC
FORSYTH COUNTY, NC

RECORDER'S MEMO
Record of Poor Quality Due
to Condition of Original

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Anthony P. Donat NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by:

[Signature] Deputy/Asst

Exhibit "A"

Description:

LOT #2 CONTAINING 2.000 ACRES, and described as follows:

BEGINNING at a new iron pin located in the western right-of-way line of Blue Water Drive, a 60 foot paved public road with right-of-way dedication (See Plat Book 37, Page 1 and the right-of-way agreement recorded in Deed Book 1830, Page 4365, Forsyth County Registry) which marks the northeast corner of the within described lot, thence from the point of beginning South 02 deg. 37' 53" East 274.56 feet along the western edge of the right-of-way line to a point in the centerline of Cook Farm Road *S.R. 1960) (See Right-of-way Agreement recorded in Deed Book 1830, Page 4365, Forsyth County Registry), thence the following two courses and distances along the centerline of Cook Farm Road, continuing past the pavement and onto the private gravel Cook Farm Road: N 87deg. 00' 36" W. 169.97 feet to a point, North 85 deg. 55' 38" W 160.41 feet to a new iron pin which marks the southeast corner of Lot #1 to be deeded to Peggy Jane C. Isley, thence North 01 deg. 19' 07" East 268.45 feet along a line with Lot #1 to a new iron pin, thence South 87 deg. 21' 18" East 311.29 feet to a new iron pin in the western right-of-way line of Blue Water Drive, the point of BEGINNING, and containing 2.000 acres and being all of Lot #2 of the property of Lucille D. Cook according to an unrecorded survey plat by Vaughn Surveying Co., dated 4-7-98.

SUBJECT to a 30-foot easement as follows:

BEGINNING at a new iron pin in the right-of-way line of Blue Water Drive (See Plat Book 37, Page 1) marking the northeast corner of the within described lot, thence South 02 deg. 37' 53" East 30.13 feet to a point, thence North 87 deg. 21' 18" West 313.37 feet to a point; thence North 01 deg. 19' 07" East 30.01 feet to a new iron pin, thence South 87 deg. 21' 18" East 311.29 feet to a new iron pin, the point of BEGINNING, and being a 30.01 foot strip south of the northern property line of the within described lot: