

DRAFTED BY: Robert W. Porter

RECORDING TIME

 FORSYTH CO, NC 169 FEE: \$ 10.00  
 PRESENTED & RECORDED: 09/21/2000 2:56PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESF

STATE OF NC REAL ESTATE EXTX: \$ 50.00

BK2135 P 629 - P 630

P. Boles

EXCISE TAX part of

PROBATE AND FILING FEE \$ PAID

Tax Block: 4405 Lot: 44Q Parcel Identifier No.:  
 Property Address: 1.00 acres, more or less, on Styers Ferry Road  
 Mail after recording to: GRANTEE: Stephen Sweet 7592 Bullard Road, Clemmons, NC 27012  
 Mail future tax bills to: GRANTEE: " " 7592 Bullard Road, Clemmons, NC 27012

# FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this \_\_\_\_\_ day of July, 2000, by and between

GRANTOR

GRANTEE

 JOHN STEVE BEAUCHAMP and wife,  
 REBECCA BEAUCHAMP

 STEPHEN M. SWEET and wife,  
 SHIRLEY M. SWEET

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, in consideration of (\$ 10.00 & O.V.C. ) Ten dollars and O.V.C. to them  
 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 in Forsyth County, North Carolina Lewisville Township, more particularly described as follows:

SEE ATTACHED "EXHIBIT A".

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number 1438 page 689 )

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. Save and except easements and restrictions of record, if any, and 2000 ad valorem taxes, prorated to date of closing.

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

 John Steve Beauchamp (seal)  
 JOHN STEVE BEAUCHAMP

 Rebecca Beauchamp (seal)  
 REBECCA BEAUCHAMP

STATE OF NORTH CAROLINA - Forsyth County

Georgia I.

\_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby

certify that JOHN STEVE BEAUCHAMP and wife, REBECCA BEAUCHAMP personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 1st day of August, 2000.

SEAL/STAMP

My commission expires

June 7, 2003

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby

certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

SEAL/STAMP

My commission expires

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct.

This the 21<sup>st</sup> day of September, 2000.

Dickie C. Wood, Register of Deeds for Forsyth County by:

Deputy/Assistant

## "EXHIBIT A"

BEGINNING at an iron stake in the southern right of way line of Styers Ferry Road, said iron stake marking the northwestern corner of Edmond, see Deed Book 2111, Page 1419, Forsyth County Registry, and running thence with Edmond's west line, South 10° 15' 46" West 207.15 feet to an iron stake in the northern line of Hartle, Deed Book 1921, Page 2584, Forsyth County Registry; running thence with Hartle's north line, South 85° 37' 36" West 176.60 feet to an iron stake; running thence on a new line, North 03° 42' 53" East 260.70 feet to an iron stake in the southern right of way line of Styers Ferry Road, said iron stake being located South 84° 32' 59" West 256.19 feet from a fire hydrant; running thence with the southern line of Styers Ferry Road, South 77° 40' 29" East 200.73 feet to the point and place of Beginning, containing 1.00 acre, more or less, according to a survey entitled J. Steve Beauchamp, dated July 13, 2000, prepared by Phillip R. Ball, R.L.S., bearing Job Number LS-2952-1. Also being known and designated as a part of Tax Lot 44Q, Block 4405, Lewisville Township, Forsyth County Tax Records. For further reference, see Deed Book 1438, Page 689, Forsyth County Registry.

MINOR SUBDIVISION

APPROVAL

*David E. Ball* 9/19/00  
 for Director, City-County date  
 Planning Board