

Original to: MATTHEW ST. JOHN	Recording Data: FORSYTH CO, NC 164 FEE: \$ 10.00 PRESENTED & RECORDED: 02/09/2001 2:06PM DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE STATE OF NC REAL ESTATE EXT: \$ 1.00 BK2154 P2768 - P2769 <i>[Signature]</i>
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Tax Block: 2995 Lot: Part of 15J Parcel Identifier No.: _____
 Property Address: _____
 Mail After Recording to: MATTHEW ST. JOHN, 16 GREEN SPRING DR, SANFORD, NC 27330
 Mail Future Tax Bills to: _____
 Prepared by: Edward R. Green, Attorney, Box #38
 Brief Description for the index:

2.470 acres; Part of Lot 15J, Block 2995

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 1st day of February, 2001, by and between:

GRANTORS	GRANTEES
DONALD A. DILLINGHAM and wife, GENEVIEVE A. DILLINGHAM	MATTHEW CRAIG ST. JOHN and wife, BRENDA C. ST. JOHN

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 Grantors, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land lying and being in Middlefork Township, Forsyth County, North Carolina; and being more particularly described as follows:

BEGINNING at an iron in the eastern right-of-way line of Old Rural Hall Road (SR 2207), said iron also being located South 31° 56' 50" East 50 feet from an iron at the northwest corner of the grantors and the southwest corner of the property of Ermal Blankenship (see deed recorded in Book 1823, Page 1667); running thence on a new line with the grantors the following courses and distances: North 57° 29' 10" East 177.98 feet to an iron; on a curve to the right a chord course and distance of South 86° 07' 40" East 99.94 feet to an iron; South 75° 31' 50" East 130.44 feet to an iron; South 75° 31' 50" East 3.90 feet to an iron; on a curve to the right a chord course and distance of South 49° 21' 50" East 30.87 feet to an iron; South 23° 11' 50" East 78.59 feet to an iron; South 20° 11' 50" East 58.35 feet to an iron; South 17° 11' 40" East 81.58 feet to an iron in the north line of Donald Lynn Dillingham (see deed recorded in Book 1700, Page 1520); running thence with his northern line South 74° 40' 30" West 297.36 feet to an iron pipe in the eastern right-of-way line of Old Rural Hall Road; running thence with the eastern right-of-way line of Old Rural Hall Road the following three courses and distances: North 39° 41' 30" West 155.81 feet to an iron pipe; North 37° 54' 00" West 99.55 feet to an iron pipe; and North 31° 56' 50" West 58.73 feet to an iron, the BEGINNING. Containing 2.470 acres, more or less, according to a survey by William Franklin Tatum, R.L.S. on December 27, 2000. Also being informally known as part of Lot 15J of Block 2995 as shown on the Forsyth County Tax Maps as presently constituted.

TOGETHER with a perpetual non-exclusive easement for the purpose of ingress and egress over a 30 feet wide roadway, the center line of which is described as follows: BEGINNING at an iron in the eastern right-of-way line of Old Rural Hall Road (SR 2207), said iron also being located South 31° 56' 50" East 15 feet from an iron at the northwest corner of the grantors and the southwest corner of the property of Ermal Blankenship (see deed recorded in Book 1823, Page 1667); running thence on the following eight courses and distances: North 57° 29' 10" East 44.33 feet to a point; on a curve to the right a chord course and distance of North 68° 43' 50" East 160.55 feet to a point; on a curve to the right a chord course and distance of South 84° 24' 30" East 85.48 feet to a point; South 75° 31' 50" East 134.34 feet to a point; on a curve to the right a chord course and distance of South 49° 21' 50" East 44.10 feet to a point; South 23° 11' 50" East 78.59 feet to a point; on a curve to the right a chord course and distance of South 20° 11' 50" East 59.92 feet to a point; and South 17° 11' 40" East 82.07 feet to a point in the north line of Donald Lynn Dillingham's property.

The above land was conveyed to Grantors by instrument recorded in Book _____ at Page _____.

TQ HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances there unto belonging to the grantees in fee simple.

AND GRANTORS covenant with Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exception.

SUBJECT to all easements and restrictions of record, if any.

MINOR SUBDIVISION
APPROVAL
[Signature] 13101
 Director, City-County date
 Planning Board

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Donald A. Dillingham (SEAL)
Donald A. Dillingham

Genevieve A. Dillingham (SEAL)
Genevieve A. Dillingham

(SEAL - STAMP)



NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of said County and State, certify that Donald A. Dillingham and wife, Genevieve A. Dillingham, Grantors, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this the 2nd day of February, 2001.

Conelia D. Harper
Notary Public

My Commission Expires: 7.22.04

The foregoing certificate(s) of Conelia D. Harper, N.P. is/~~are~~ hereby 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 FOR FORSYTH COUNTY BY:

DICKIE C. WOOD, REGISTER OF DEEDS

P. Boles
Deputy / Assistant