

Return to
John G. Wolfe
Box #8

FORSYTH CO, NC 124 FEE: \$ 12.00
PRESENTED & RECORDED: 06/11/2001 11:50AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 162.00
BK2179 P4280 - P4282

[Handwritten signature]

Excise Tax \$162.00

Recording Time, Book and Page

Tax Lot No. 056A, Block 5165 Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to Grantee

This instrument was prepared by Joseph M. Coltrane, Jr., Attorney at Law (NO TITLE SEARCH REQUESTED
Brief description for the Index 1.062 Acres on Pine Hall Road AND NONE PERFORMED BY DRAFTING ATTORNEY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11 day of June, 2001, by and between

GRANTOR

GRANTEE

RAYMOND L. COBURN
and wife,
SALLIE M. COBURN

ARTHUR D. WELCH
and wife,
GINGER L. WELCH

Mailing Address:

Property Address: 4340 Pine Hall Road
Walkertown, North Carolina 27051

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Walkertown, Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE
FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 2026 at Page 1418, Forsyth County Registry

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 easements, restrictions and rights of way of record, if any.

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

Raymond L. Coburn (SEAL)
RAYMOND L. COBURN
Sallie M. Coburn (SEAL)
SALLIE M. COBURN

..... (SEAL)

..... (SEAL)

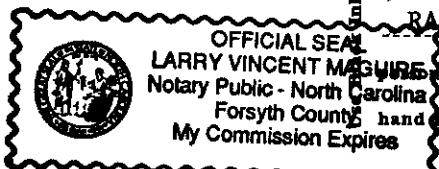
SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that
RAYMOND L. COBURN AND WIFE, SALLIE M. COBURN Grantor,

..... personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *9th* day of June, 2001

My commission expires: *August 18, 2002* *Larry Vincent Maguire* 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

My commission expires: Notary Public

The foregoing Certificate(s) of *Larry Vincent Maguire, NP*

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 G. WOOD, REGISTER OF DEEDS

FORSYTH

REGISTER OF DEEDS FOR COUNTY

By *[Signature]* Deputy/Assistant - Register of Deeds

EXHIBIT "A"**Property of Arthur D. Welch and wife, Ginger L. Welch*****Re: 4340 Pine Hall Road, Walkertown, North Carolina 27051***

BEING a 1.062 acre, more or less, tract or parcel of real property lying in Salem Chapel Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron stake lying in the southwestern boundary line of the Middle American Homes & Enterprises property which is more particularly described in Book 1906 at Page 1690 of the Forsyth County, North Carolina Registry, reference to which is hereby made for a more particular description thereof, said beginning point further being located the following two (2) courses and distances from the northernmost corner of he said Middle American Homes property: (1) South 51° 19' 47" East 737.62 feet to a new iron stake lying in the northeast boundary line of Middle American Homes, and (2) South 38° 40' 13" West 201.08 feet to the point and place of BEGINNING; thence South 51° 22' 20" East 459.96 feet to a new iron stake lying in the southwestern boundary of Middle American Homes and the northwestern margin of the 60 foot wide right-of-way of Pine Hall Road; thence on a new line through Middle American Homes and with the northwestern margin of said road, North 36° 56' 24" East 95.04 feet to a new iron stake lying in Middle American Homes and in the northwestern margin of said road; thence on another new line through Middle American Homes, North 51° 22' 20" West 457.09 feet to a new iron stake lying in Middle American Homes; thence South 38° 40' 13" West 95.00 feet to the point and place of Beginning; containing 1.062 acres, more or less, according to a survey entitled "Middle American Homes & Enterprises, Ltd." dated May 30, 1996, drawn from a survey by Larry L. Callahan, RLS, bearing Job No. 8567-3.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 56A, Block 5165 and is further the southeastern portion of the property described in Book 1906 at Page 1690 of the Forsyth County Registry.

SUBJECT TO a right-of-way for Pine Hall Road over that 30-foot wide parcel of property lying northwest of and contiguous to the southeastern boundary line of the above-described 1.062 acre tract of land.

SUBJECT TO restrictive covenants recorded in Book 1930 at Page 2521, Forsyth County Registry.

TOGETHER WITH all improvements constructed upon, affixed to, or located upon the above described real property, including without limitation the residential dwelling located or to be located thereon, which dwelling is or may be a "manufactured home", and which manufactured home hereby is conclusively deemed to be real property, described as follows: Make: Oakwood, Model: 3501 1997, Serial Number: HONCO1132168A/B. The manufactured home is on a permanent, masonry foundation and is permanently affixed to the land and is a part thereof.