

FORSYTH CO, NC 145 FEE: \$ 12.00
PRESENTED & RECORDED: 07/23/2001 1:54PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXT: \$ 366.00

BK 2189 P 691 - P 693

P. Biles

Excise Tax \$366.00

Recording Time, Book and Page

Tax Lot No. 301 and 1A, Block 5354E Parcel Identifier No.

Verified by County on the day of

by

Mail after recording to Grantee: 5060 West Road, Kernersville, NC 27284

This instrument was prepared by Raymond D. Thomas (No Title Searched, No Closing Performed
Nor Requested of the Drafting Attorney)

Brief description for the Index 1.892 acres along West Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of July, 2001, by and between

GRANTOR

GRANTEE

HEINZ A. SCHMIDT
and wife,
CHRISTEL M. SCHMIDT

CHARLIE L. MARTIN

Mailing and Property Address:
5060 West Road
Kernersville, NC 27284

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 Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1690, Page 3081, 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:

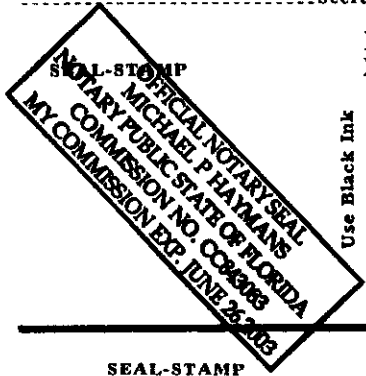
Easements, restrictions and rights of way of record, if any, and ad valorem taxes.

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

Heinz A. Schmidt (SEAL)
Heinz A. Schmidt
Christel M. Schmidt (SEAL)
Christel M. Schmidt
..... (SEAL)
..... (SEAL)



FLORIDA
~~XXXXXXXXXXXX~~ CHARLOTTE County.

I, a Notary Public of the County and State aforesaid, certify that
Heinz A. Schmidt and wife, Christel M. Schmidt Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 16 day of JUNE 2001
My commission expires: JUNE 26 2003 *Michael P. Haymans* Notary Public

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 *Michael P. Haymans*

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

EXHIBIT A

RE: CHARLIE L. MARTIN
1.892 acres along West Road

Property Description:

BEGINNING at an iron stake, said iron stake marking the northeast corner of the Charles D. Andrews property (Deed Book 1473, Page 1115, Forsyth County Registry) and also marking the southwest intersection of Weston Brooke Trail and West Road; thence from said BEGINNING point along the East line of the Andrews property South $06^{\circ} 06'$ West 297.49 feet to an iron stake marking the southeast corner of the Andrews property; thence North $86^{\circ} 26' 54''$ West 273.20 feet (crossing an iron stake at 216.57 feet) to an iron stake; thence North $06^{\circ} 40' 16''$ East 309.97 feet to an iron stake along the southern right-of-way line of Weston Brooke Trail; thence along said right of way line South $83^{\circ} 49' 55''$ East 269.84 feet (crossing an iron stake at 54.84 feet) to an iron stake marking the point and place of BEGINNING and containing 1.892 acres, more or less. This description is in accordance with a survey prepared by Larry L. Callahan, RLS, dated April 2, 1990, entitled "Map for Heinz A. Schmidt and wife, Christel M. Schmidt" and designated as Job Number 1669-1.

The above-described property is all of that property described in Deed Book 1473, Page 1115, and Deed Book 1583, Page 1011, in the Forsyth County Registry. This property is also designated as Tax Lot 301 in Block 5354E (formerly Block 5354/Lot 137D) and part of Lot 1 in Block 5354E on the Forsyth County Tax Maps.