

FORSYTH CO., NC FEE: \$ 10.00
PRESENTED & RECORDED: 07/27/2001 10:28AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 42.00
BK2190 P1258 - P1259

41

Or

Excise Tax \$42.00

Recording Time, Book and Page

Tax Lot No. P/O 111A, Block 5236 Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to Grantee: 201 W. Market St., #409 Greensboro, NC 27401

This instrument was prepared by PHILIP E. SEARCY (No Title Search Requested-None Performed)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of July, 2001, by and between

GRANTOR

GRANTEE

PEGGY JANE C. ISLEY
and husband
CHARLES E. ISLEY

WILDON E. STEELE
and wife,
THELMA L. STEELE

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 Belews Creek Township,

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

BEGINNING at an iron in the centerline of Cook Farm Road (a private gravel road), said iron marking the southwest corner of that 2.00 acre tract designated as "Lot #1" conveyed to Peggy Jane C. Isley recorded in Deed Book 2020, page 3126, Forsyth County Registry; thence with Isley's west line North 01° 19' 07" East 273.47 feet to an iron; thence South 87° 21' 18" East 160.42 feet to an iron; thence on a new line South 01° 19' 07" West 269.75 feet to a new iron, at or near the centerline of Cook Farm Road; thence with the centerline of Cook Farm Road North 88° 40' 53" West 160.38 feet to an iron, the point and place of Beginning, containing 1.00 acre, more or less, and being all of Lot 1-A in accordance with a survey prepared by Vaughn Surveying Co., Inc., last revised May 29, 2001, bearing Drawing No. C-4151, reference to which is hereby made for a more particular description.

TOGETHER WITH AND SUBJECT TO a non-exclusive 30 foot easement for ingress, egress and regress to and from Blue Water Drive (see Plat Book 37, page 1, Forsyth County Registry) as described in Deed Book 2020, page 3126, Forsyth County Registry.

MINOR SUBDIVISION APPROVAL
Approved this 27th day of July 2001
for Director, City-County Planning Board

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 2020, page 3126, 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:

Save and except easements, rights of way and restrictions 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

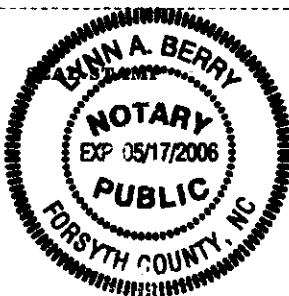
ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

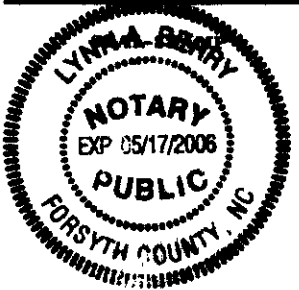
Peggy Jane C. Isley (SEAL)
PEGGY JANE C. ISLEY

Charles E. Isley (SEAL)
CHARLES E. ISLEY



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
Peggy Jane C. Isley and husband Charles E. Isley Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 24 day of July, 2001
My commission expires: 5/17/2006 *Lynn A. Berry* 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 Lynn A. Berry

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.

By Dickie C. Wood REGISTER OF DEEDS FOR FORSYTH COUNTY
Dickie C. Wood Deputy/Assistant - Register of Deeds