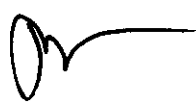


FORSYTH CO, NC 33 FEE: \$ 12.00
PRESENTED & RECORDED: 07/30/2001 10:25AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 277.00
BK2190 P3100 - P3102



Excise Tax \$ 277.00

Recording Time, Book and Page

Tax Lot No. 11B & 102 BLOCK 5414A Parcel Identifier No. 684874/6887976781.0
Verified by County on the day of
by

Mail after recording to A. L. Collins, 430 W. Mountain Street, Kernersville, NC 27284 (Box #11, Forsyth County)

This instrument was prepared by A. L. Collins, 430 W. Mountain Street, Kernersville, NC 27284

Brief description for the Index LT 11B & 102, BLK 5414A, Bethel Forest

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of July, 2001, by and between

GRANTOR

GRANTEE

Darrell E. Davis and wife,
Phyllis S. Davis
1804 Beech Leaf Court
Kernersville, NC 27284

Timothy Lee Percival and wife,
Dawn Rose Percival
2805 Colchester Drive
Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1208, Page 730; Book 2008, Page 3175; Book 2008, Page 3173, Office of the Register of Deeds of Forsyth County, North Carolina

A map showing the above described property is recorded in Plat Book 25 page 194

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:

Restrictions, easements and right of ways of record.

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

Darrell E. Davis (SEAL)
Phyllis S. Davis (SEAL)



NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Darrell E. Davis and wife Phyllis S. Davis Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of July 2001.
My commission expires: November 11, 2005 Barbé Shayne Combs Notary Public

SEAL-STAMP

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that 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 Barbé Shayne Combs

is/are certified to be correct and true and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. CLARENCE C. WOOD, REGISTER OF DEEDS FORSYTH

REGISTER OF DEEDS FOR COUNTY
By Deputy/Assistant - Register of Deeds

EXHIBIT A

TRACT 1

BEING KNOWN and designated as Lot Number 11 as shown on the Map of Bethel Forest, recorded in Plat Book 25, page 194 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT THE FOLLOWING: BEGINNING at a new iron pipe marking the northwest corner of Lot #11 in the line of property now or formerly owned by L. Forrest Walker, and said point also being in the northeast terminus of the right-of-way of Colchester Drive as shown on the Plat of "BETHEL FOREST, SECTION 1". Thence running with Walker's southwest line South 35° 46' 19" East 123.81 feet to an iron pipe; thence South 69° 19' 23" West 69.52 feet to and iron pipe in the east margin of the right-of-way of Colchester Drive; thence running with the east margin the of the right-of-way of said drive North 3° 21' 26" West 125.22 feet to the point and place of Beginning. The herein described property constitutes a small triangular portion of Lot #11, and consists of .095 acres according to computer calculation.

and subject to:

TOGETHER with a perpetual easement for the purpose of constructing and maintaining a roadway for ingress and egress and for installing and maintaining utilities over, under and across the following described property: BEGINNING at an iron pipe in the eastern right-of-way line of Colchester Drive at the southwest corner of the triangular tract above described and running thence North 76° 49' 10" East 67.36 feet to an iron; running thence South 69° 19' 23" West 69.52 feet to an iron in the eastern right-of-way line of Colchester Drive; running thence with said right-of-way line North 03° 21' 26" West 9.21 feet to an iron, the BEGINNING.

AND

TRACT 2

BEGINNING at an iron in the base of a tree, said iron being also located South 35° 46' 19" East 123.81 feet from the northernmost corner of Lot 11 as shown on the Map of BETHEL FOREST, SECTION NO. 1 as recorded in Plat Book 25, Page 194, Forsyth County Registry; running thence North 89° 05' 37" East 27.66 feet to an iron; running thence South 66° 50' 21" East 147.48 feet to an iron; running thence South 41° 16' 29" West 32.30 feet to an axle at a common corner of said Lot 11 and Lot No. 10 of DWIGGINS HILLS (see map recorded in Plat Book 20, Page 58); running thence with the northern line of said Lot No. 11 North 60° 01' 59" West 163.85 feet to an iron, the BEGINNING. Being a strip carved from the property described in deed recorded in Book 1852, Page 3629.