

DRAFTED BY: Willie M. KennedyMail after recording to:  
Box 143Tax Block & Lot: 3472 - 031K

Parcel ID: \_\_\_\_\_

Mail future tax bills to:

Charlie L. Kennedy4101 Rolling Knoll LaneWinston-Salem, NC 27106

FORSYTH CO, NC

20

FEE: \$ 10.00

PRESENTED &amp; RECORDED: 09/13/2001 10:32AM

DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

NO TAXABLE CONSIDERATION

BK2199 P1708 - P1709

RECORDING TIME

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 13<sup>th</sup> day of September, 2001, by and between

GRANTOR

GRANTEE

Willie M. Kennedy  
4101 Rolling Knoll Lane  
Winston-Salem, NC 27106Charlie L. Kennedy and wife,  
Willie M. Kennedy  
4101 Rolling Knoll Lane  
Winston-Salem, NC 27106

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, in consideration of (\$ 100.00 & o.v.c) One Hundred Dollars & O.V.C. her 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 in Forsyth County, North Carolina Winston-Salem Township, more particularly described as follows:

See Description attached hereto as Exhibit A and incorporated by reference herein.

Returned to entireties property.

Property Address: 4101 Rolling Knoll Lane, Winston-Salem, NC 27106The above land was conveyed to Grantor by \_\_\_\_\_ (see book number 1809 page 3086)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

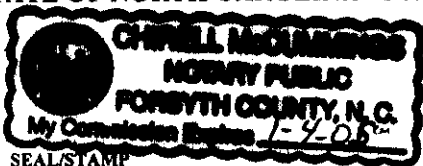
Willie M. Kennedy (seal)  
Willie M. Kennedy

(seal)

(seal)

(seal)

STATE OF NORTH CAROLINA - Forsyth County



I, Chirell M. Cummings, a Notary Public of Forsyth County, NC, do hereby certify that Willie M. Kennedy personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 13<sup>th</sup> day of September, 2001. My commission expires 1-4, 2005. Chirell M. Cummings Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Chirell M. Cummings is/are certified to be correct at the date of recordation shown on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: \_\_\_\_\_ Deputy/Notary

EXHIBIT "A"

**BEGINNING** on an iron stake on the west side of a branch, said iron stake being the southeast corner of the Bobby G. Easter property as is described in Deed Book 1392, Page 331, of the Forsyth County Register of Deeds Office; running thence South 86° 52' 27" East 276.90 feet to an iron stake, the northeast corner of the J. O. Blankenbeckler property; thence with the north line of the J. N. Holcomb Hairs property, South 86° 39' 15" East 217.17 feet to a planted stone in a northwest line of the A. M. Smith Hairs' property; thence with the west line of said Smith and continuing with the west line of John J. Woodmansee's property as is described in Deed Book 1428, Page 23, North 03° 13' 01" East 330.81 feet to an iron stake in the south line of the 2.73 acres of said Woodmansee from Carl Petree; thence with the said 2.73 acre tract, the two following courses and distances, namely: North 84° 31' 36" West 3.29 feet to an iron stake; thence, North 03° 53' 19" East 199.47 feet to an iron stake; thence with the west line of said Woodmansee's 1.65 acre tract from said Petree, and continuing with the west line of said Woodmansee's 1.05 acre tract from said Petree, the following two courses and distances, namely: North 03° 59' 07" East 359.37 feet to an iron stake; thence North 04° 03' 53" East, crossing an iron stake on the south side of Pine Branch at 188.13 feet, continuing on the same course 24.35 feet, or in all, 212.48 feet to a point in said Pine Branch; thence, with the center of said Pine Branch, the following eleven courses and distances, namely: South 75° 18' 15" West 103.08 feet; thence North 07° 43' 22" East 19.42 feet; thence North 08° 16' 26" West 20.52 feet; thence North 64° 39' 51" West 38.45 feet; thence South 72° 48' 52" West 106.52 feet; thence South 75° 30' 48" West 128.62 feet; thence North 67° 40' 52" West 53.03 feet; thence South 79° 07' 38" West 14.70 feet; thence South 88° 56' 05" West 168.85 feet; thence North 81° 44' 30" West 86.96 feet; thence North 41° 08' 52" West 50.59 feet to a point in said Pine Branch; thence leaving said branch and running with Carl Petree, the following six courses and distances, namely: South 18° 12' 55" East crossing an iron stake at 56.30 feet, continuing on the same course 364.19 feet, or in all, 420.49 feet to an iron stake; thence South 26° 26' 37" East 139.15 feet to an iron stake; thence South 44° 04' 17" East 104.03 feet to an iron stake; thence South 14° 37' 16" East 127.68 feet to an iron stake; thence South 27° 23' 11" West 21' 30" West 166.49 feet to an iron stake; thence South 27° 23' 11" West 75.70 feet to an iron stake, the northeast corner of the said Bobby G. Easter property; thence with the east line of said Easter, South 25° 02' 54" West 168.34 feet to the place of **BEGINNING**, containing 12.358 acres, more or less, being the same parcel conveyed to Charlie Kennedy and wife Willie Kennedy by deeds recorded in Book 1618, Page 3755 and 3757.

Granted also herein is the right of ingress, egress, and regress over and across a strip of land 60 feet in width and lying thirty (30) feet on each side of a centerline described as follows: Beginning at a point in the western line of Charlie L. Kennedy's 12.358 Acre tract, said point lying S18° 12' 55"E 80.46 feet southwardly from a point in Pine Branch being the northwest corner of said Kennedy's 12.358 Acre tract; running thence N73° 22' 11"W 73.73 feet to a nail; thence, N80° 13' 04"W 133.89 feet to a nail; thence, S89° 05' 09"W 66.89 feet to a nail; thence, S72° 57' 46"W 43.04 feet to a rebar in the eastern edge of Rolling Knoll Lane, said point being the terminus of this easement.

Also Known as Tax Block 3472 Lot 031K