

FORSYTH CO, NC 2 FEE: \$ 12.00
PRESENTED & RECORDED: 12/31/2001 08:44AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXTX: \$ 147.00
BK 2223 P 2032 - P 2034



Excise Tax

Recording Time, Book and Page

Tax Lot No. **106 BLOCK 2666** Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____,
by _____

Mail after recording to **GRANTEE: c/o LEE ROBBINS @ 0994 BUFFALO SHOALS ROAD, CATAWBA, NC 28690**

This instrument was prepared by **TORNOW & KANGUR, LLP**

Brief description for the Index

LOT 106 BLOCK 2666 CASH DR**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 28 day of **DECEMBER**, **2001**, by and between

GRANTOR

GRANTEE

**MICHAEL J. BELANSKY
AND WIFE,
PATRICIA BELANSKY**

BRYAN E. ROBBINS , UNMARRIED

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 **WINSTON-SALEM**, _____ Township,

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

DB 2010 PG 143

The property hereinabove described was acquired by Grantor by instrument recorded in

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:

ANY AND ALL EASEMENTS, RIGHTS OF WAYS AND OR RESTRICTIONS OF RECORD, IF ANY, AND CURRENT YEAR 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

Michael J. Belansky
MICHAEL J. BELANSKY (SEAL)
Patricia Belansky
PATRICIA BELANSKY (SEAL)

----- (SEAL)

----- (SEAL)

FORSYTH

SEAL-STAMP NORTH CAROLINA, ----- County.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
LAURIE A. LONERGAN

Use Black Ink I, a Notary Public of the County and State aforesaid, certify that MICHAEL J. BELANSKY
AND WIFE, PATRICIA BELANSKY Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 28 day of DECEMBER, 2001
My commission expires: 3.19.2003 *Laurie A. Lonergan* Notary Public

SEAL-STAMP NORTH CAROLINA, ----- County.

Use Black Ink 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 *Laurie A. Lonergan Jr*

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

By *Thomas* REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an iron pipe in the east margin of the right of way of Cash Drive, said iron pipe marking the northwest corner of that property now or formerly owned by Rickey A. Money (Deed Book 1416 Page 1240). Thence from said beginning point and running with Money's north line, South 66 deg. 20 min. 43 sec. East 136.71 feet to an iron pipe; thence continuing with Money's north line, South 84 deg. 26 min. 17 sec. East 35 feet to an iron pipe, a corner with property now or formerly owned by Leslie A. Michael (Deed Book 1589 Page 2062); thence with Michael's southwest line, North 36 deg. 24 min. 19 sec. West 185.15 feet to an iron pipe within the margin of the right of way of Cash Drive; thence South 70 deg. 10 min. 27 sec. West 45.54 feet to a nail and cap in the pavement of Cash Drive, thence South 05 deg. 33 min. 35 sec. West 75.68 feet to the point and place of BEGINNING, containing approximately 11,025 square feet according to a survey by Mary Carr Smith R.L.S., dated June 24, 1995.

This property is conveyed subject to the existing 50 foot wide right of way for Cash Drive and to easements, restrictions and right of ways of record, if any.