

FORSYTH CO, NC 192 FEE: \$ 17.00
PRESENTED & RECORDED: 04/05/2002 12:55PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
STATE OF NC REAL ESTATE EXTX: \$ 773.00
BK 2245 P 763 - P 764

P. Boles

Excise Tax: \$.00 Recording Time, Book and Page
Tax Map No. 0134 205 Parcel Identifier No.

Mail after recording to: Grantee @ 618 Summit Street Winston Salem, NC 27101
This instrument was prepared by: House & Tippett, PLLC

**NORTH CAROLINA
GENERAL WARRANTY DEED**

THIS DEED made this 28 day of March, 2002 by and between

GRANTOR

Ronald L. Mobley (unmarried)

GRANTEE

David L. Poorbaugh and wife,
Marilyn J. Poorbaugh

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 and more particularly described as follows:

BEGINNING at an iron on the western right-of-way line of Summit Street, northeastern corner of Lot 206 as shown on Map of Westend Hotel and Land Development Company, Section, as recorded in Plat Book 8, Page 83 (2), Forsyth County registry; said beginning point being further known and designated as a point along said right-of-way line North 6 degrees 9 minutes 24 seconds West 199.55 feet from the center line intersection with 6th Stree; FROM SAID BEGINNING POINT thence continuing with the northern line of Lot 206 North 85 degrees 56 minutes 24 seconds West 163.15 feet to an iron on concrete wall; running thence with the eastern line of Lot 210 of said Subdivision North 7 degrees 7 minutes 58 seconds East 59.04 feet to an iron, southwestern corner of Lot 204 of said Subdivision; thence continuing with the southern line of said Lot 204 South 89 degrees 57 minutes 38 seconds East 151.50 feet to an iron in the western right-of-way line of said Summit Street; thence continuing with said right-of-way line South 3 degrees 11 minutes 58 seconds East 70.14 feet to the point and place of BEGINNING according to a survey prepared by Daniel Walter Donathan, RLS, L-1192, dated May 21, 1998. BEING FURTHER KNOWN AND DESIGNATED as Lot 205 as shown on the Map of Westend Hotel and Land Investment Company, Section 1, as recorded in Plat Book 8, Page 83, Forsyth County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2005 , Page 865 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8 , Page 83 , and referenced within this instrument.

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:

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 officer(s), the day and year first above written.

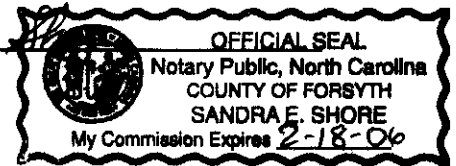
(CORPORATE NAME) Ronald L. Mobley (SEAL)
By: _____ (SEAL)
Attest: _____ (SEAL)

Forsyth
NORTH CAROLINA __ COUNTY

I, Sandra E. Shore, a Notary Public of the County and State aforesaid, certify Ronald L. Mobley (unmarried), Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 2 day of April, 2002.

My Commission Expires: February 18, 2006

Sandra E. Shore
Notary Public



NORTH CAROLINA __ COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that ___ personally appeared before me this day and acknowledged that he/she 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 the _____ day of _____.

My Commission Expires: _____

Notary Public

STATE OF NC - FORSYTH CO
Sandra E. Shore

The foregoing certificate(s) of:

NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst