

FORSYTH CO, NC  
PRESENTED & RECORDED: 06/26/2002 10:18AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSONSTATE OF NC REAL ESTATE EXTX: \$ 240.00  
BK 2262 P 247 - P 248

Tax Block 3488, Parts of Lots 9B, 10, 302 and 808 Parcel Identifier No. \_\_\_\_\_  
Mail after recording to: Grantee, 1205 Pepper Mill Court, Lewisville, NC 27023  
Mail future tax bills to: Grantee  
This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 5<sup>th</sup> day of June, 2002, by and between

GRANTOR

GRANTEE

**BEN R. HARRIS and wife,  
NANCY C. HARRIS****HARRIS TRIAD HOMES, INC.**  
A North Carolina Corporation

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

**TRACT I: BEGINNING** at an existing iron pipe, said iron pipe being in the north right-of-way line of Gracemont Avenue and lying South 02° 32' 41" West 264.78 feet from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry); running thence from said BEGINNING point, North 86° 37' 40" West 86.00 feet to a point in the north right-of-way line of Gracemont Avenue; running thence from said point North 03° 45' 00" East 106.50 feet to a point; running thence from said point, South 86° 37' 40" East 83.76 feet to a point; running thence from said point, South 02° 32' 41" West 106.51 feet to the point and place of **BEGINNING**, containing 9,040 square feet, and being designated as Lot 1 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 4/9/02.

**TRACT II: BEGINNING** at a point in the north right-of-way line of Gracemont Avenue, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry): North 86° 15' 44" West 16.20 feet, North 86° 37' 40" West 99.80 feet, and South 02° 32' 41" West 264.78 feet; running thence from said BEGINNING point, North 86° 15' 44" West 30.00 feet to a point in the north right-of-way line of Gracemont Avenue; running thence from said point, North 03° 45' 00" East 139.90 feet to a point; running thence from said point, North 86° 15' 44" West 261.81 feet to a point in the centerline of Evelyn Road (closed); running thence with said centerline, North 03° 45' 00" East 114.85 feet to a point; running thence from said point, South 87° 45' 01" East 202.56 feet to an existing iron pipe, the southeast corner of Carol P. Armstrong (Deed Book 1821, Page 2010, Forsyth County Registry); continuing thence with the south line of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry), South 86° 59' 56" East 98.41 feet to a point; running thence from said point South 03° 45' 00" West 261.26 feet to the point and place of **BEGINNING**, containing 38,767 square feet, and being designated as Lot 3 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 4/9/02.

**TRACT III: BEGINNING** at a point in the north right-of-way line of Gracemont Avenue, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry): North 86° 15' 44" West 46.20 feet, North 86° 37' 40" West 99.80 feet, and South 02° 32' 41" West 264.78 feet; running thence from said BEGINNING point, North 86° 15' 44" West 65.00 feet to a point in the north right-of-way line of Gracemont Avenue; running thence from said point, North 03° 45' 00" East 139.89 feet to a point; running thence from said point, South 86° 15' 44" East 65.00 feet to a point; running thence from said point, South 03° 45' 00" West 139.90 feet to the point and place of **BEGINNING**, containing 9,093 square feet, and being designated as Lot 4 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 4/9/02.

**TRACT IV: BEGINNING** at a point in the north right-of-way line of Gracemont Avenue, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry): North 86° 15' 44" West 111.20 feet, North 86° 37' 40" West 99.80 feet, and South 02° 32' 41" West 264.78 feet; running thence from said BEGINNING point, North 86° 15' 44" West 65.00 feet to a point in the north right-of-way line of Gracemont Avenue; running thence from said point, North 03° 45' 00" East 139.87 feet to a point; running thence from said point, South 86° 15' 44" East 65.00 feet to a point; running thence from said point, South 03° 45' 00" West 139.89 feet to the point and place of **BEGINNING**, containing 9,092 square feet, and being designated as Lot 5 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 4/9/02.

**TRACT V: BEGINNING** at a point in the north right-of-way line of Gracemont Avenue, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry): North 86° 15' 44" West 176.20 feet, North 86° 37' 40" West 99.80 feet, and South 02° 32' 41" West 264.78 feet; running thence from said BEGINNING point, North 86° 15' 44" West 65.00 feet to a point in the north right-of-way line of Gracemont Avenue; running thence from said point, North 03° 45' 00" East 139.86 feet to a point; running thence from said point, South 86° 15' 44" East 65.00 feet to a point; running thence from said point, South 03° 45' 00" West 139.87 feet to the point and place of **BEGINNING**, containing 9,091 square feet, and being designated as Lot 6 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 4/9/02.

TRACT VI: **BEGINNING** at a point in the north right-of-way line of Gracemont Avenue, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry): North 86° 15' 44" West 241.20 feet, North 86° 37' 40" West 99.80 feet, and South 02° 32' 41" West 264.78 feet; running thence from said **BEGINNING** point, North 86° 15' 44" West 36.81 feet to a point in the north right-of-way line of Gracemont Avenue; continuing thence with said right-of-way line, South 77° 50' 05" West 31.20 feet to a point in the centerline of Evelyn Road (closed); running thence with said centerline, North 03° 45' 00" East 148.55 feet to a point; running thence from said point, South 86° 15' 44" East 66.81 feet to a point; running thence from said point, South 03° 45' 00" West 139.86 feet to the point and place of **BEGINNING**, containing 9,479 square feet, and being designated as Lot 7 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 4/9/02.

**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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

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

*BEN R. HARRIS* (SEAL)  
BEN R. HARRIS

*NANCY C. HARRIS* (SEAL)  
NANCY C. HARRIS

SEAL/STAMP

NORTH CAROLINA - FORSYTH COUNTY



OFFICIAL SEAL  
CRYSTAL A. MARTIN  
NOTARY PUBLIC - NORTH CAROLINA  
DAVIDSON - COUNTY

I, *Crystal A. Martin*, a Notary Public of *Davidson* County, North Carolina, certify that BEN R. HARRIS and wife, NANCY C. HARRIS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this the *5th* day of *June*, 2002.

My Commission Expires: *11/31/04* *Crystal A. Martin*  
Notary Public

The foregoing certificate of *Crystal A. Martin, NP* is certified to be correct at the date of recordation shown on the first page hereof.  
DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

DICKIE C. WOOD, REGISTER OF DEEDS

By *James Wood*  
Deputy/Assistant