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FORSYTH CO, NC **485** FEE:\$ 20.00
PRESENTED & RECORDED: 09/30/2002 4:59PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXTX:\$ **250.00**
BK2284 P3682 - P3684

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Drafted By: Daniel A. Frazier
Mail after recording to: Frazier Box #64

Excise Tax: \$250.00

Tax Block: 2636 Lot: 130-B
Property address: 4313 Thomasville Rd., Winston-Salem, NC
Mail future tax bills to: Grantees at property address

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED
This DEED made this the 30th day of September, 2002, by and between

Grantor
Nichols Company and White, LLC

Grantees
Barbara S. Head, Ina D. Sealey
and Debra D. Head

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 (\$10.00 & OVC) Ten dollars and other valuable consideration to them 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, and more particularly described as follows:

See attached Exhibit "A"

For chain of title see Deed Book 2278, Page 4220.

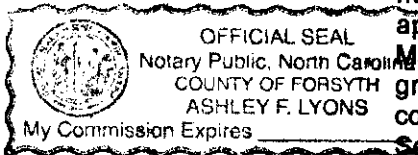
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same fee simple, that title is marketable, 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 Grantors has/have set his/her/their hand(s) and seal(s) the day and year first above written.

Nichols Company and White, LLC

By: *James A. Nichols* (SEAL) By: *Dennis White* (SEAL)
James A. Nichols, Member-Manager Dennis White, Member-Manager

STATE OF NORTH CAROLINA, FORSYTH COUNTY



I, Ashley F. Lyons, a Notary Public of Forsyth County, North Carolina, do hereby certify that James A. Nichols and Dennis White, personally appeared before me this day and acknowledged that they are Member-Managers of Nichols Company and White, LLC, and that by the authority granted, they executed the foregoing instrument on behalf of said corporation. Witness my hand and notarial seal this the 30th day September, 2002.

Ashley F. Lyons Notary Public
My Commission expires: Nov. 4, 2006

NORTH CAROLINA--FORSYTH COUNTY

The foregoing Certificate of Ashley F. Lyons, Notary Public for Forsyth County, North Carolina is certified to be correct.

This the 30th day of September, 2002.

Dickie C. Wood, Register of Deeds, Forsyth County by:

Karl D. Wood Deputy/Assistant

EXHIBIT A**1.53 Acres****Lot 130-B, Block 2636****4313 Thomasville Rd., Winston-Salem, NC****Nichols Company and White, LLC to Head / Sealey**

BEGINNING at an existing $\frac{1}{2}$ inch iron lying in the North right-of-way of The Thomasville Road (NC Highway 109) at the common corner of the William R. Wheeler, Jr. tract (deed book 1696, page 765) with the tract of Vulcan Lands, Inc. (deed book 2196, page 3217 and for further reference, see lot 4 of the Erastus Swaim Estate as per plat book 12, page 90) in the road; thence leaving the road and running North 47 deg. 12' 25" East 190.58 feet to an existing $\frac{3}{4}$ inch iron at the southwest corner of the Connie Moore Jones tract (deed book 2251, page 1733); thence with the South line of the Connie Moore Jones tract and running South 51 deg. 23' 58" East 180.15 feet to an existing $\frac{3}{4}$ inch line; thence running North 51 deg. 23' 19" East 57.77 feet to a new $\frac{1}{2}$ inch iron; thence North 76 deg. 10' 25" East 79.40 feet to a new $\frac{1}{2}$ inch iron; thence South 72 deg. 16' 51" East 61.43 feet to an existing $\frac{1}{2}$ inch iron in the North line of Lester S. Deal (deed book 1851, page 910) at his common corner with Anthony T. Goforth (deed book 2054, page 2095); thence with Anthony Goforth's and Walter Goforth's (deed book 2053, page 1566) North line and running South 46 deg. 44' 03" West 203.24 feet to an existing $\frac{1}{2}$ inch iron; thence South 52 deg. 54' 31" West 166.50 feet to an existing $\frac{1}{2}$ inch iron lying in the North right-of-way of The Thomasville Road (NC Highway 109); thence with in the North right-of-way of The Thomasville Road (NC Highway 109) and running North 44 deg. 07' 37" West 234.28 feet to an existing $\frac{1}{2}$ inch iron, the point and place of **BEGINNING**, containing 1.53 acres, more or less, according to a survey by Franklin Surveyors, Inc., dated July 31, 2002, job # 18-344, and being the major portion of Lot 130-B, Block 2636, Forsyth County, NC, tax maps, as presently constituted.

Subject to easements and restrictions of record, and specifically subject to the encroachment of the septic tank field of the Connie Moore Jones tract (deed book 2251, page 1733) upon and across the northeast line of the above described 1.53 acre tract, and further subject to the easement described in deed book 1430, page 1130, as it affects this property.