

FORSYTH CO, NC 69 FEE: \$ 23.00
PRESENTED & RECORDED: 11/01/2002 10:40AM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
NO TAXABLE CONSIDERATION

BK2293 P3178 - P3181



Tax Block 4405, A portion of Lot 113
Mail After Recording to: 784 N. Stratford Road, Winston-Salem, NC 27104
Send Tax Bills to: Grantee - same address
Prepared by: H. David Niblock
NO TITLE SEARCH REQUESTED NOR PERFORMED

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 22nd day of October 2002 by and between:

GRANTOR LOUISE D. MILLER AND HUSBAND, ALBERT R. MILLER	GRANTEE EDITH GAIL MILLER PHILLIPS AND HUSBAND, WILLIAM RICHARD PHILLIPS
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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 Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) 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 that certain lot or parcel of land lying and being in Lewisville Township, Forsyth County, North Carolina; and being more particularly described as follows:

-See Exhibit "A" attached hereto and made a part hereof-

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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 exception.

SUBJECT to all easements, rights of way and restrictions of record, if any, and taxes for the year 2002.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Louise D. Miller (SEAL)
Louise D. Miller

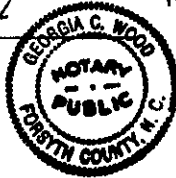
Albert R. Miller (SEAL)
Albert R. Miller

NORTH CAROLINA
Forsyth COUNTY

I, Georgia C Wood, a Notary Public for and in the above named county and state do hereby certify that **LOUISE D. MILLER AND HUSBAND ALBERT R. MILLER**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal this the 22 day of October 2002

Georgia C Wood
Notary Public

My Commission Expires: 10.26.04



NORTH CAROLINA
____ COUNTY

I, _____, a Notary Public for and in the above named county and state do hereby certify that _____, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal this the _____ day of _____ 2002

Notary Public

My Commission Expires: _____

STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Georgia C Wood Notary Public of FORSYTH County, North Carolina is certified to be correct. This the 1 day of Nov. 2002.

DICKIE C. WOOD REGISTER OF DEEDS
FORSYTH COUNTY, NC.

[Signature] Assistant/Deputy

MINOR SUBDIVISION
APPROVAL

EXHIBIT "A"

Supervised *Hallman* *10/21/02*
for Director, City-County date
Planning Board

BEGINNING at a new iron pin set, said iron pin being located in the eastern line of the property now or formerly owned by Jack K. Barber, Jr., as described in Deed Book 1192 at Page 1792, Forsyth County Registry, said iron pin being also located the following course and distance from that existing 3/4 inch pipe located at the Northeastern corner of Lot 7, Runnymede Estates, Plat Book 26 at Page 173; running thence with the Northern boundary line of lot 7 North 85° 55' 32" 14.95 feet to 1½ inch pipe located in the Northern boundary of Lot 7, Runnymede Estates, said 1½ inch pipe being located at the Southeastern corner of the property now or formerly owned by Jack K. Barber, as described in Book 1192 Page 1792, Forsyth County Registry; running thence with Barber's line North 02° 40' 08" West 160.00 feet to the point and place of BEGINNING; running thence along Barber's eastern line, North 02° 40' 08" 297.85 feet to an existing one inch pipe, said one inch pipe being located in the southern boundary of the Sady H. Henning Family Limited Partnership, as described in Deed Book 2043 at Page 1207, Forsyth County Registry; running thence along the southern line of the Henning Family Limited Partnership property South 86° 09' 32" East 139.65 feet to an existing stone; running thence North 85° 22' 16" East 167.39 feet to a new iron set; running thence North 62° 00' 15" East 162.54 feet to a new iron set; running thence North 62° 00' 15" East 26.13 feet to a point located in a pond; running thence South 25° 20' 07" East 230.00 feet to a point located in said pond; running thence along the southern boundary of the Lot described herein, and along a new boundary with the property conveyed by the Grantors herein to Janet M. Ford and husband, R. Craig Ford, South 71° 52' 53" West 143.48 feet to a new iron set; running thence South 71° 52' 53" West 482.19 feet to a new iron pin, the point and place of beginning, containing 2.822 acres more or less, and being a portion of the land owned by the Grantors herein, as described in Deed Book 1370, Page 1006, Forsyth County Registry, and also being known and designated as Lot 5-B on that certain survey by Kenneth L. Foster of the Richard Dull Estate (unrecorded) dated July 18, 2002, Job No. 2750-02C, and being a portion of Tax Lot 113, Tax Block 4405, Forsyth County Tax Maps.

TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT 25 feet wide for ingress, egress and regress as follows: from the center of the Southern terminus of Lakeridge Drive in a Southwesterly direction across the dam of the Southernmost lake that straddles the common boundary line between lots 4 and 5 of the Richard H. Dull and Alma B. Dull property, to a point in said dam, said point also being a common corner with the Louise D. Miller and Albert R. Miller Property and the Nancy D. Cook and Larry L. Cook Property referred to as Lot 4 of the Richard H. Dull and Alma B. Dull Property; said point being further identified as being North 25° 45' 32" East 353.06 feet from the point in the northern boundary line of Lot 10 of Runnymede Estates, Plat Book 26, Page 173, and the southernmost intersection of Lots 5 and 4 of the Richard H. Dull and Alma B. Dull property.

ALSO CONVEYED HERewith AND SUBJECT to that certain 25 foot access and utility easement, which said easement shall be permanent, non-exclusive and appurtenant, and the center line of which is more specifically described as follows:

BEGINNING at a point, said point being located the following courses and distances from the existing one-half inch pipe located in the northwestern corner of Lot 10 of Runnymede Estates, as shown on Plat Book 26 Page 173; running thence South $85^{\circ} 55' 32''$ East 75.13 feet to a new iron set in the said northern boundary line of Lot 10, at the southern corner of the property owned by Nancy D. Cook, as described in Deed Book 1370 at Page 1010, Forsyth County Registry; running thence North $25^{\circ} 48' 07''$ East 185.27 feet to a point in the western boundary of Nancy D. Cook; running thence North $32^{\circ} 22' 04''$ West 29.43 feet crossing that certain existing 25 foot access easement being described in Deed Book 1370 at page 1010, Forsyth County Registry, to a point, the center line of said easement and the point and place of BEGINNING; running thence North $32^{\circ} 22' 04''$ West 87.74 feet to a point in said center line; running thence North $22^{\circ} 58' 07''$ West 67.06 feet to a point; running thence North $16^{\circ} 12' 28''$ West 132.28 feet to a point; running thence North $55^{\circ} 02' 31''$ West 85.08 feet to a point. Said easement is more fully described on that certain survey by Kenneth L. Foster of the Richard Dull Estate (unrecorded) dated 7/18/02, identified as Job no. 2750-02C.

THE ABOVE CONVEYANCE IS SUBJECT to those access easements for the benefit of Lot 4 of the Richard H. Dull and Alma B. Dull Property, as described in that Deed to Nancy D. Cook and Larry L. Cook, recorded in Book 1370, Page 1010, Forsyth County Registry, which easements are incorporated herein by reference.