

FORSYTH CO, NC **292** FEE: \$ 20.00
 PRESENTED & RECORDED: 12/30/2002 3:34PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXT: \$ **362.00**
 BK2309 P4674 - P4676

Do not write above this line

DRAFTED BY: William E. Rabil, Jr.	Tax Block-Lot: 4935; 302 & 301	Parcel ID:
Mail after recording to: <i>Grantees:</i>	Mail future tax bills to: Grantees	
<i>277 Stoltz Street</i>	277 Stoltz Street	
<i>Rural Hall, NC 27045</i>	Rural Hall NC 27045	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23 day of December, 20 02, by and between

GRANTOR	GRANTEE
W. Harvey Pardue and wife, Juanita H. Pardue	John W. Atkins and wife, Carol H. Atkins

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 & o.v.c.) Ten dollars and other valuable considerations 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, Bethania Township, more particularly described as follows:

See attached Exhibit A

Property Address: 277 Stoltz Street, Rural Hall NC 27045

The above land was conveyed to Grantor by Arlene B. Myers (Widow) (see book 995 page 302)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

W. Harvey Pardue (seal) Juanita H. Pardue (seal)
W. HARVEY PARDUÉ (seal) JUANITA H. PARDUE (seal)
(seal) (seal)

by:

Corporate Name

President

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally came before me this day and acknowledged that he is _____ President of _____ and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the ____ day of _____, 20____.

My commission expires _____, 20____. _____ Notary Public

Seal/Stamp



STATE OF NORTH CAROLINA - Forsyth County

I, MARY L. HUMBLE, a Notary Public of Forsyth County, NC do hereby certify that W. Harvey Pardue and wife, Juanita H. Pardue personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 23 day of December, 2002

My commission expires Oct 27, 2003. Mary L. Humble Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the ____ day of _____, 20____

My commission expires _____, 20____. _____ Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the ____ day of _____, 20____

My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of Mary L. Humble is/are certified to be correct at the date of recordation shown on the first page thereof.

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

Exhibit A

Being all of that tract of land located in Bethania Township, Forsyth County, North Carolina, as described in Deed Book 995, Page 302, Forsyth County Registry, containing 4.61 acres more or less, and same being more particularly described as follows:

BEGINNING at a stake in Paynes' line (the old Moser homeplace), said stake being 210.5 feet S. 86 degrees 15 minutes E. from the east margin of U.S. Highway #52, and runs with the Payne line S. 86 degrees 15 minutes E. 676.5 feet to a stake in the west margin of a road, thence with the west margin of a road S. 2 degrees 00 minutes W. 360 feet to a stake; thence N. 88 degrees W. 570.7 feet to a stake in the east line of Lot No. 45; thence with the east margin of Lot No. 45 through 56 inclusive, a total distance of 407.6 feet being a point N. 13 degrees 05 minutes W. to the point of BEGINNING, Save and Except that parcel of land previously sold to William A. Kiger and wife by deed dated April 2, 1969 and recorded in Deed Book 982, Page 360 in the Office of the Register of Deeds, Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Together with any property owned by the Grantors that is described in Deed Book 825, Page 432 and in Deed Book 953, Page 448, Forsyth County Registry that is not otherwise set forth and contained within the hereinabove description which is intended to contain all of the property conveyed to the Grantors in those deeds so referenced and informally known as Tax Lot 302 and Tax Lot 301 of Forsyth County Tax Block 4935, as shown on the Maps of the Forsyth County Tax Supervisor

Property Address: 277 Stoltz Street, Rural Hall, North Carolina, 27045

Tax Lot 302 and Tax Lot 301 of Tax Block 4935