

FORSYTH CO, NC **340** FEE: \$ 20.00
 PRESENTED & RECORDED: 06/25/2003 3:01PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXT: \$ **612.00**
 BK2366 P4593 - P4595

Do not write above this line

DRAFTED BY: Stephen G. Calaway	Tax Block-Lot 748/206E	Parcel ID:
Mail after recording to: Box 111	Mail future tax bills to: Ramsay G. Latimer 4470 Dotswood Rd Pittsboro NC 27040	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of June, 2003, by and between

GRANTOR

GERALD G. FLETCHER AND WIFE,
 PEGGY FLETCHER
 AND
 ALAN G. FLETCHER AND WIFE, DEBRA
 FLETCHER

GRANTEE

RAMSAY GARRISON LATIMER
 AND WIFE,
 VICKI HOPPER LATIMER

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 Considerations to 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, Vienna Township, more particularly described as follows:

SEE DESCRIPTION HERETO ATTACHED AS EXHIBIT "A"

AND MADE A PART HEREOF BY REFERENCE

Property Address: _____

The above land was conveyed to Grantor by _____ (see book _____ page _____)

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.

✓ Ronald G. Fletcher (seal) ✓ Alan G. Fletcher (seal)
 ✓ Peggy Fletcher (seal) ✓ Debra Fletcher (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____. _____ Notary Public

My commission expires _____, 20____.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, Stephen G. Callaway, a Notary Public of Forsyth County, NC do hereby certify that Ronald G. Fletcher and Peggy Fletcher personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25th day of June, 2003. _____ Notary Public

My commission expires 8/17, 2006.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, Stephen G. Callaway, a Notary Public of Forsyth County, NC do hereby certify that Alan G. Fletcher and Debra Fletcher personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25th day of June, 2003. _____ Notary Public

My commission expires 8/17, 2006.

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____. _____ Notary Public

My commission expires _____, 20____.

The foregoing Certificate(s) of _____

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: _____

Deputy/Asst. _____

EXHIBIT 'A'
DESCRIPTION

ALL THAT PARCEL OF LAND LYING IN VIENNA TOWNSHIP, COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA, CONTAINING 48,129 SQUARE FEET AS SHOWN ON A SURVEY DATED APRIL 2002 (REVISED MAY 31, 2002) BY MICHAEL E. GIZINSKI, PROFESSIONAL LAND SURVEYOR, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED IN THE WEST RIGHT OF WAY LINE OF COTSWOLD ROAD (NCSR 1885) SAID POINT ALSO BEING LOCATED NORTH 06 DEG 05' EAST 277.87 FEET (ALONG THE WEST RIGHT OF WAY LINE OF COTSWOLD ROAD) FROM AN IRON STAKE LOCATED IN THE NORTH RIGHT OF WAY LINE OF BALSOM ROAD (NCSR 1445) SAID POINT ALSO BEING LOCATED IN THE CENTER OF A BRANCH AND RUNNING THENCE WITH THE CENTER OF THE BRANCH AND RUNNING THENCE WITH THE CENTER OF THE BRANCH AS IT MEANDERS THE FIVE (5) RANDOM COURSES AND DISTANCES (ACTUAL PROPERTY LINE IS CENTER OF BRANCH): (1) SOUTH 74 DEG 50' 10" WEST 32.47 FEET TO A POINT; (2) SOUTH 84 DEG 50' 10" WEST 47.42 FEET TO A POINT; (3) SOUTH 59 DEG 23' 20" WEST 31.47 FEET TO A POINT; (4) NORTH 80 DEG 09' 50" WEST 32.09 FEET TO A POINT; AND (5) SOUTH 79 DEG 28' 10" WEST 106.43 FEET TO A POINT; AND THENCE NORTH 09 DEG 53' 50" WEST 245.69 FEET TO AN IRON STAKE; RUNNING THENCE SOUTH 83 DEG 55' 20" EAST 219.69 FEET TO AN IRON STAKE LOCATED IN THE WEST RIGHT OF WAY LINE OF COTSWOLD ROAD; AND RUNNING THENCE WITH THE WEST RIGHT OF WAY LINE OF COTSWOLD ROAD SOUTH 06 DEG 05' WEST 177.13 FEET TO THE PLACE OF BEGINNING - AND BEING KNOWN AND DESIGNATED AS LOT 2 ON THE PLAT OF TELFAIR, SECTION 3A, UNRECORDED BY GIZINSKI SURVEYING COMPANY - TOGETHER WITH A PERMANENT EASEMENT FOR THE INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF SEPTIC LINES OVER AND ACROSS A TRIANGULAR PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE LYING IN THE WEST RIGHT OF WAY LINE OF COTSWOLD ROAD, NORTHEAST CORNER OF THE WITHIN DESCRIBED LOT (48,129 SQUARE FEET/LOT 2 ON AFORESAID PLAT OF TELFAIR, SECTION 3-A) AND RUNNING THENCE NORTH 83 DEG 55' 20" WEST 219.69 FEET TO AN IRON STAKE; RUNNING THENCE SOUTH 86 DEG 31' 40" EAST 219.91 FEET TO A POINT LOCATED IN THE WEST RIGHT OF WAY LINE OF COTSWOLD ROAD; AND RUNNING THENCE WITH THE WEST RIGHT OF WAY LINE OF COTSWOLD ROAD SOUTH 06 DEG 05' WEST 10.0 FEET TO THE PLACE OF BEGINNING.