

FORSYTH CO, NC **234** FEE: \$ 20.00
 PRESENTED & RECORDED: 01/29/2004 4:10PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS
 STATE OF NC REAL ESTATE EXT: \$ **404.00**
BK2441 P1439 - P1441

This instrument drafted by:

Darren S. Cranfill *And By Wells Jenkins*

After recording, mail to:

Grantees: 4877 Robinhood Road, Winston-Salem,
NC 27106

Tax Block 4641, Lot 22B

North Carolina)

)

GENERAL WARRANTY DEED

Forsyth County)

)

This deed made this the 27th day of January, 2004, by RONALD C. HERB and wife, LYDIA E. HERB ("Grantor") to HARRY DAWSON and wife, LISA DAWSON ("Grantee").
WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of Forsyth and State of North Carolina, and bounded as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A"
Attached hereto and incorporated herein by reference.

The above land was conveyed to Grantors in Deed Book 2296, Page 5045, Forsyth County Registry.


The Designation Grantors and Grantees, 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.

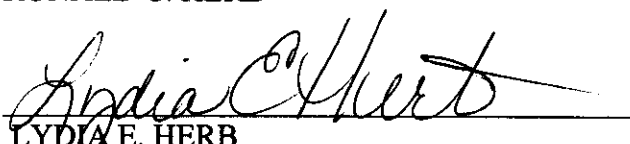
To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and his heirs and assigns forever.

And the said Grantor does covenant that they are seized of said premises in fee simple and have the right to convey the same in fee simple; that the same is free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record, if any, and 2004 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the date first above written.

 (SEAL)
RONALD C. HERB

 (SEAL)
LYDIA E. HERB

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

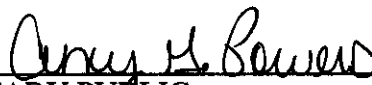
I, Amy G. Powers, the undersigned, a Notary Public of Davie County, North Carolina, do hereby certify that Ronald C. Herb and wife, Lydia E. Herb personally came before me this day and acknowledged the execution of the foregoing instrument.

My commission expires: 6/1/2004

Witness my hand and official seal, this the 27th day of January, 2004.

SEAL/STAMP





NOTARY PUBLIC

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

 NP(s)

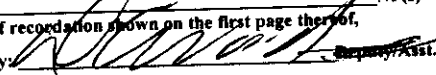
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: 

EXHIBIT "A"

(94-117.GIP) Being a 1.7926 acre, more or less, tract or parcel of real property lying in Vienna Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake lying at a common corner of the LaVanch Griffith Ayers' property as more particularly described in Deed Book 920, Page 452 (all references herein are to recordations in the Office of the Register of Deeds of Forsyth County, North Carolina), said existing iron stake further being a common corner with Robert E. Wishon, Sr., (see Deed Book 636, Page 188 and Deed Book 627, Page 162) and being located North 39 deg. 11 min. 52 sec. East 186.71 feet from an existing iron stake lying in the northern margin of the 60 foot-wide right-of-way of Robinhood Road (said existing iron stake lying in the northern margin of Robinhood Road is located North 66 deg. 01 min. 10 sec. West 879.84 feet from the North Carolina Geodetic station monument known as "Fleetwood" which has NAD 27 coordinates of North 864800.251 and East 1599761.731; the tie bearing is based on North Carolina grid; the distance is ground horizontal); thence South 39 deg. 11 min. 52 sec. West 186.71 feet to an existing iron stake lying in the northern margin of said road, Ayers' corner; thence North 68 deg. 10 min. 38 sec. West 175.75 feet to an existing iron stake lying in the northern margin of said road, Ayers' corner; thence North 24 deg. 42 min. 34 sec. East 279.21 feet to an existing iron stake lying in Ayers' western boundary line; thence North 22 deg. 39 min. 18 sec. East 32.69 feet to an existing iron stake lying at the southeast corner of the John Karpel, et ux. property described in Deed Book 920, Page 452, Ayers' corner; thence South 68 deg. 43 min. 35 sec. East 352.76 feet to an existing iron stake, a common corner with said Karpel, Ayers' corner; thence South 52 deg. 43 min. 01 sec. West 170.09 feet to an existing iron stake, Ayers' corner; thence North 57 deg. 23 min. 43 sec. West 49.31 feet to the point and place of BEGINNING; containing 1.7926 acres, more or less, according to a Plat Map entitled "Boundary Survey for Phillip L. Gipson" drawn from a survey by Kale Engineering, dated February 14, 1994.

The above-described property is a portion of Tax Lot 22, Block 4641, on the Forsyth County Tax Maps and is further a portion of the property described in Deed Book 920, Page 452 of the Forsyth County, North Carolina, Registry.