

2004035983 00226

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$64.00

PRESENTED & RECORDED:

05-21-2004 12:32 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2472

PG:3901-3903

This instrument drafted by: John A. Richardson, III⁶⁴
No Title Search Performed Nor Requested

After recording, mail to: James R. Conner
3808 Southdale Avenue
Winston-Salem, NC 27127

ENVELOPE

After recording, send tax bills to: James R. Conner
3808 Southdale Avenue
Winston-Salem, NC 27127

Tax Block: 1390 Tax Lot: 102B^{part of}

North Carolina)

)

GENERAL WARRANTY DEED

Forsyth County)

This deed, made this the 20th day of ^{May}~~April~~, 2004, by Dorothy H. Hicks, unmarried ["Grantor"] of Forsyth County, North Carolina to James R. Conner, Legally Separated ["Grantee"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantee, his/her heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

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/her heirs and assigns forever.

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

In Testimony Whereof, the said Grantor has hereunto set his/her hand and seal the day and year first above written.

Dorothy H. Hicks (SEAL)
Dorothy H. Hicks

North Carolina
Forsyth County

I, Ray Shields, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that Dorothy H. Hicks personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 20th day of May, 2004.

Ray Shields (seal)
Notary Public

My Commission Expires: 10-21-06



The foregoing certificate(s) of Ray Shields is/are certified to be correct. This the 21 day of May, 2004.

Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: [Signature]

EXHIBIT A

BEGINNING at an iron in the Southeast corner of the property of Larry Lucas (see Forsyth County Registry Deed Book 2111, Page 1452), said iron being in the Western margin of the right-of-way for Southdale Avenue; running thence with the Western margin of said Southdale Avenue, **South 04 degrees 15 minutes 45 seconds West 114.69 feet to an iron in the Northeast corner of the property of Whitney Investments, LLC (see Deed Book 2395, Page 1450, F.C.R.); thence North 85 degrees 31 minutes 35 seconds West 107.47 feet to an iron; thence North 04 degrees 16 minutes 09 seconds East 114.75 feet to an iron in the Southern line of the aforementioned Larry Lucas property, then with the Lucas Southern line, South 85 degrees 29 minutes 45 seconds East 107.45 feet to an iron, THE POINT AND PLACE OF BEGINNING.** Containing **0.283 acres**, more or less. All according to an unrecorded survey of David Bradley Coe, L-3320; Coe Forestry & Surveying; P.O. Box 36; Wallburg, NC 27373. Dated 28 April 2004. Job No. 2004084

For back title, see Deed Book 1253, Page 1791 and Deed Book 2332, Page 1432; F.C.R..

The above tract is subject to a permanent, non-exclusive 12.0 foot access easement that runs with the land along the Southernmost 12.0 feet of the above-described tract for the benefit of the current owner, and any subsequent owners, of the present Forsyth County Tax Block 1390, Tax Lot 101 (see Deed Book 1263, Page 64; F.C.R.) and a 17.78 foot wide strip of land along said Tax Lot 101's Eastern line. Said 17.78 foot wide strip also runs along the above-described tract's Western line and the aforementioned Whitney Investments, LLC's Western line. Said 17.78 foot wide strip is described as follows:

BEGINNING at an iron in the Southeast corner of the property of Larry Lucas (see Forsyth County Registry Deed Book 2111, Page 1452), said iron being in the Western margin of the right-of-way for Southdale Avenue; running thence North 85 degrees 29 minutes 45 seconds West 107.45 feet to an iron, **THE BEGINNING POINT OF THE HEREIN DESCRIBED TRACT;** thence North 85 degrees 15 minutes 48 seconds West 17.78 feet to a point; thence South 04 degrees 16 minutes 09 seconds West 199.45 feet to an iron in the Northern right-of-way of Tesh Avenue; thence with Tesh Avenue's Northern margin, South 85 degrees 31 minutes 35 seconds East 17.78 feet to an iron; thence North 04 degrees 16 minutes 20 seconds East 84.62 feet to an iron; thence North 04 degrees 16 minutes 09 seconds East 114.75 feet to an iron; **THE POINT AND PLACE OF BEGINNING.**

**MINOR SUBDIVISION
APPROVAL**

Conner
File #6559

Augusta D. Halloway 5/5/04
Director, City-County Planning Board date