

2004050847 00064

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-20-2004 12:14 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK:RE 2489

PG:860-862

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEES: 6020 VANCE ROAD, KERNERSVILLE, NC 27284

This instrument was prepared by: PHILIP E. SEARCY

Brief description for the Index: _____

THIS DEED made this 16 day of July, 2004, by and between

GRANTOR

EVELYN P. ROBERTS (WIDOW)

GRANTEE

LARRY GENE ROBERTS, II (SINGLE)

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, for a valuable consideration 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 situated in the City of _____, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

CONTAINING 2.124 acres more or less (plus an easement) and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO conditions, restrictions, and easements or record, if any, and 2004 ad valorem taxes which have been prorated as of the date of closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2482 page 2543.

A map showing the above described property is recorded in Plat Book _____ page _____.

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

And the Grantor covenants with 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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Evelyn P Roberts (SEAL)
Evelyn P. Roberts

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

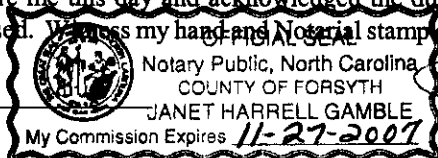
By: _____
Title: _____

(SEAL)

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that **EVELYN P. ROBERTS** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of July, 2004.

My Commission Expires: _____



Janet Harrell Gamble
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 2004.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this _____ day of _____, 2004.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Janet Harrell Gamble is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown in the Book and Page shown on the first page of the _____

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron located in the Southwest corner of Lot 16 and the Northwest corner of Lot 15 of Sheffield Place, Phase II as shown on Plat recorded in Plat Book 46, Page 9, Forsyth County Registry; thence with the West line of Lot 15 of Sheffield Place South 01 deg. 07 min. 32 sec. East 96.69 feet to an iron located in the Southwest corner of Lot 15 and the Northwest corner of Lot 14 of Sheffield Place; thence with the West line of Lot 14 South 01 deg. 05 min. 27 sec. East 93.72 feet to a new iron; thence South 88 deg. 52 min. 48 sec. West 388.46 feet to an iron located in the East line of the Phillip Kerry Venable property commonly known as Tax Lot 9M, Block 542 of the Forsyth County Tax Maps; thence with Venable's East line North 06 deg. 01 min. 53 sec. East 250 feet to an iron located in the Southwest corner of the Charles H. Roberts, Jr. property as described in deed recorded in Book 2543, Page 2545, Forsyth County Registry; thence with Roberts' South line North 88 deg. 52 min. 48 sec. East 357.30 feet to an iron located in the West line of Lot 16 of Sheffield Place; thence South 01 deg. 11 min. 41 sec. East 57.65 feet to an iron in the point and place of BEGINNING and containing 2.124 acres more or less according to a survey dated June 3, 2004 for Larry Gene Roberts, II by Wayne T. Sims, RLS and bearing job number 11202-3. Reference is hereby made to said survey for a more particular description.

Together with and subject to a thirty foot perpetual nonexclusive easement for access (ingress, egress and regress) and utilities to and from Heathbrook Lane along a portion of the East line of the above described property and said easement is described as follows:

BEGINNING at an iron marking the Southwest corner of Lot 19 of Sheffield Place Phase II as shown on Plat recorded in Plat Book 46, Page 9, Forsyth County Registry and also marking the Northwest terminus of Heathbrook Lane; thence from said iron South 01 deg. 10 min. 14 sec. East 50.96 feet to an iron located in the Northwest corner of Lot 18 of Sheffield Place; thence South 01 deg. 08 min. 42 sec. East 115.28 feet to an iron located in the Northwest corner of Lot 17 of Sheffield Place; thence South 01 deg. 06 min. 11 sec. East 96.68 feet to an iron located in the Northwest corner of Lot 16 of Sheffield Place; thence South 01 deg. 07 min. 12 sec. East 39.06 feet to an iron located in the Northeast corner of the above described property; thence South 1 deg. 11 min. 41 sec. East 57.65 feet to an iron located in the Northwest corner of Lot 15 of Sheffield Place; thence South 01 deg. 07 min. 32 sec. East 96.69 feet to an iron located in the Northwest corner of Lot 14 of Sheffield Place; thence South 01 deg. 05 min. 27 sec. East 93.72 feet to an iron located in the Southeast corner of the property described above; thence South 88 deg. 52 min. 48 sec. West 30 feet to an iron; thence North 01 deg. 07 min. 43 sec. West 248.06 feet to an iron; thence North 01 deg. 07 min. 12 sec. West 296.19 feet to an iron; thence North 77 deg. 56 min. 53 sec. East 30.49 feet to an iron in the point and place of BEGINNING of this easement.

**MINOR SUBDIVISION
APPROVAL**

Suparna Kishore 7/13/04
 G. Director, City-County date
 Planning Board