

2004063528 00219

FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXT  
**\$104.00**  
 PRESENTED & RECORDED:  
 09-08-2004 03:30 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: S L POINDEXTER DPTY  
**BK: RE 2503**  
**PG: 1067-1068**

Recording information above this line

TAX LOT NO.	BLOCK	Parcel No.	Map No.
<b>PROPERTY ADDRESS:</b>			
Mail after recording to:			
Mail future tax bills to:			
Drafted by:		ROBERT H. SAPP (Box 21)	
Index description:			

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed made this 30th day of August, 2004 by and between the Grantor and the Grantee named below:

<b>Grantor</b> A.B.D. DEVELOPMENT, INC.	<b>Grantee</b> GARY B. HAIRSTON
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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

WITNESSETH, that the Grantor, for 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 Township of Winston, County of Forsyth, State of North Carolina and more particularly described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN.

The above land was conveyed to Grantor by \_\_\_\_\_ 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 the 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, except for the exceptions hereinafter stated. **Title to the property herein described is subject to the following exceptions:** Save and except easements and restrictions of record, if any, and 2004 Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

A.B.D. DEVELOPMENT, INC.

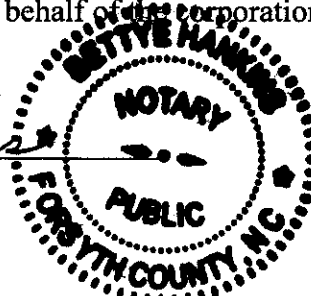
By: Bobby H. Myrick (SEAL) \_\_\_\_\_ (SEAL)  
*president*

NORTH CAROLINA - Forsyth County

I, Betty Hankins, a Notary Public of Forsyth County, North Carolina, do hereby certify that Bobby H. Myrick, personally came before me this day and acknowledged that he (or she) is President of A.B.D. DEVELOPMENT, INC., a corporation, and he/she as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal this the 7th day of Sept., 2004.

Betty Hankins  
Notary Public



My Commission Expires: 8-23-05

The foregoing Certificate(s) of \_\_\_\_\_

BY DICKIE C WOOD (SEAL) Betty Hankins (SEAL) NP(s) This the \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
Register of Deeds

Is certified to be correct at the date of recording shown on the first page thereof, Dickie C. Wood, Register of Deeds by: \_\_\_\_\_ Deputy/Asst.

## EXHIBIT "A"

BEGINNING at a set mag nail in the west right-of-way line of Lowery Court (formerly Lowery Street) in the center line of First Street (formerly Old Belews Creek Street), proceeding thence with the center line of First Street, North 77 deg 23' 36" West 130.92 feet to a set mag nail in the center line of First Street, thence with the line of Shawn Duncan (Deed Book 1301, page 311), North 07 deg. 43' 53" East 180.72 feet to an iron rod; thence with the line of Lot 502J as shown on the plat of A.B.D. Development, Inc. as recorded in Plat Book 47, page 51, Forsyth County Registry, North 81 deg. 25' 50" West 121.16 feet to an iron rod in the west right-of-way line of Lowery Court; thence with the west right-of-way line of Lowery Court the four following courses and distances: South 09 deg. 37' 24" West 40.59 feet, South 05 deg. 49' 24" West 50 feet, South 04 deg. 29' 24" West 50 feet and South 00 deg. 40' 24" West 50 feet to the point and place of BEGINNING, containing approximately .522 acres. This description is drawn from an unrecorded survey by Eugene M. Garner, PLS #L-3904 dated June 21, 2004.