

2005009102 00282

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

\$96.00

PRESENTED &amp; RECORDED:

02-14-2005 04:25 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK: RE 2541

PG: 1052-1054

ENVELOPE

Mail deed and tax bills to Grantee: 6321 Vance Road, Kernersville, NC 27284

Prepared by: Raymond D. Thomas (Thomas and Bennett)  
116 S. Cherry Street, Kernersville, NC 27284Excise Tax: \$ 96.00

Brief description: 7.335 acres along Vance Road

NORTH CAROLINA  
FORSYTH COUNTY

## GENERAL WARRANTY DEED

THIS DEED made this 31st day of January, 2005, by and between:

GRANTOR:

**LINDA S. RANDLEMAN and husband, WILLIAM E. RANDLEMAN, JR.**  
**and**  
**INEZ S. LINS COTT, DIVORCED**

GRANTEE:

**RICHARD V. LINVILLE**

## 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 Kernersville Township, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit A which is incorporated herein by reference.

Property Address: 6265 Vance Road, Kernersville, NC 27284

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

Linda S. Randleman (Seal)  
LINDA S. RANDLEMAN

William E. Randleman, Jr. (Seal)  
WILLIAM E. RANDLEMAN, JR.

Inez S. Linscott (Seal)  
INEZ S. LINSOTT, DIVORCED

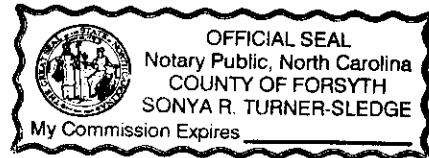
North Carolina, Forsyth County

I, Sonya R. Turner-Sledge a Notary Public of Forsyth County, North Carolina, certify that **LINDA S. RANDLEMAN and husband, WILLIAM E. RANDLEMAN, JR.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 3rd day of February, 2005.

Sonya R. Turner-Sledge  
Notary Public

My Commission Expires: May 29, 2007



Athens Ohio  
North Carolina, Forsyth County

I, Jackie Depalma a Notary Public of Athens County, Ohio, certify that **INEZ S. LINSOTT, DIVORCED** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 12 day of February, 2005.

Jackie Depalma  
Notary Public

My Commission Expires: 11/06/08



JACKIE DEPALMA  
Notary Public, State of Ohio  
My Commission Expires 11/06/08  
Commission Recorded in Athens Co.

The foregoing certificate(s) of Sonya R. Turner-Sledge and Jackie Depalma is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Dickie C. Wood  
Forsyth County Register of Deeds

By [Signature]  
Deputy/Assistant - Register of Deeds

**Exhibit A**

**Richard V. Linville**  
**7.335 acres along Vance Road**  
**6265 Vance Road, Kernersville, NC**

**Property Description:**

BEGINNING at an established iron pipe at the northeast corner of the property of Linda S. Randleman (formerly Linda S. Morton) as described in Deed Book 1222, Page 110, Forsyth County Registry and said point of beginning further being in the west line of the property of Richard Linville; thence with the north line of Linda S. Randleman property North 87° 14' 55" West 164.51 feet to an iron stake, corner of the property of Tina L. Morton as described in Deed Book 1950, Page 605, Forsyth County Registry; thence with the north line of said Morton property North 88° 42' 30" West 116.75 feet to an iron stake; thence a new line with the Heirs of Doris B. Stanley North 88° 42' 30" West 103.60 feet to an iron stake in the east line of the property of Edward T. Davis as described in Deed Book 2322, Page 1687, Forsyth County Registry; thence with the line of Edward T. Davis property North 05° 26' 23" East 885.66 feet to an iron stake in the line of the property of Richard V. Linville; thence with the line of Richard V. Linville two (2) courses and distances as follows: (1) South 85° 33' 24" East 345.11 feet to a stone; (2) South 02° 51' 51" West 868.89 feet to the point and place of BEGINNING containing 7.335 acres, more or less and being a part of Tax Lot 35D in Block 5422, Kernersville Township, on the Forsyth County Tax Maps and further being a part of that property as described in Deed Book 522, Page 220, Forsyth County Registry.

Raymond Alexander Stanley, husband of Doris B. Stanley, died on August 29, 1986 and Doris Barrow Stanley died on February 2, 2004. Linda S. Randleman and Inez S. Linscott are the sole beneficiaries under the Last Will and Testament of Doris Barrow Stanley dated September 15, 1975 and which has been duly probated in the office of the Clerk of Superior Court of Forsyth County, North Carolina. (See Estate File 04 E 481).

**MINOR SUBDIVISION  
 APPROVAL**

*[Signature]* 2.2.05  
 Director, City-County Planning Board      date

*Access provided by  
 adjoining tax lot 204 in  
 same ownership.*