

2005012682 00237



FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX  
**\$4.00**  
PRESENTED & RECORDED:  
03-01-2005 03:40 PM  
DICKIE C WOOD  
REGISTER OF DEEDS  
By: SHANNON BOSTIC-GRIFFITH DPTY  
**BK:RE 2545**  
**PG:1854-1856**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: Tx Block 4439 Lot 202

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Thomas A. Fagerli - Box

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 21st day of February, 2005, by and between

GRANTOR

Larry T. Rumble and wife,  
Phyllis Rumble

GRANTEE

John R. Stafford, III and wife,  
Nancy C. Stafford  
PO Box 355  
Jonesborough, TN 37659

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 \_\_\_\_\_, Lewisville Township, Forsyth County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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: Easements, restrictions and rights of way of record, if any, and 2005 ad valorem taxes.

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

\_\_\_\_\_  
 (Entity Name) Larry T. Rumples (SEAL)  
 Larry T. Rumples

By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
Phyllis Rumples (SEAL)  
 Phyllis Rumples

By: \_\_\_\_\_  
 Title: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
 Title: \_\_\_\_\_ (SEAL)

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of Yadkin

**OFFICIAL SEAL**  
**TERESA S. WOOD**  
**NOTARY PUBLIC**  
**YADKIN COUNTY, NC**  
 MY COMMISSION EXPIRES 12-29-2008.

I, the undersigned Notary Public of the County and State aforesaid, certify that Larry T Rumples and Phyllis Rumples 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 21 day of Feb., 2008

My Commission Expires: 12-29-08 Teresa S. Wood  
 Notary Public

SEAL-STAMP

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 each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
 Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_  
 Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
 Notary Public

The foregoing Certificate(s) of Teresa S. Wood 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.

By: [Signature] Register of Deeds for FORSYTH County  
 Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at a stone J. G. Slater's Southeast corner; in the North line of N.C. Highway 421, thence with said Slater's line North  $1^{\circ} 45'$  East 115 feet to a stone, the southwest corner of Bambalis; thence with said south line South  $85^{\circ} 45'$  East crossing an iron stake at 245.5 feet and continuing with said line 365 feet to an iron in center of Sykes Road, a new corner; thence South  $3^{\circ} 30'$  West 150 feet to an iron stake, a new corner in N. C. Highway north line; thence with said north line North  $82^{\circ}$  West 620 feet to the place of BEGINNING; for further reference see Deed Book 515, Page 35, Book 667, Page 204, Book 850, Page 503, Forsyth County Registry.

Restrictions: No residence shall be erected that has less than 1100 feet of ground floor space; No residence shall be erected nearer the front property line than 40 feet; or nearer the side lines than 10 feet; this does not apply to garages or outbuildings in the rear of residence; No block houses of any type, mut be brick or frame construction; No junk cars or business of any type allowed on this property.