

2005021018 00331

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

\$176.00

PRESENTED &amp; RECORDED:

04-05-2005 04:46 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2554

PG: 3298-3300

Excise Tax \$ 176.00

Bot 163

**NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Block: \_\_\_\_ Lot: \_\_\_\_ Parcel Identifier No.

Prepared by: The Park Law Firm, PA

Return to:

Brief description for the Index

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Property address: 3652 Cash Drive, Winston Salem, NC 27102

THIS DEED made this 4 day of April, 2005, by and between

GRANTOR

BRYAN E. ROBBINS, UNMARRIED

GRANTEE

SARAH L. BEGNAUD

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 Forsyth county, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

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.

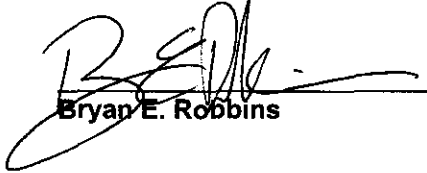
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at book page .

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

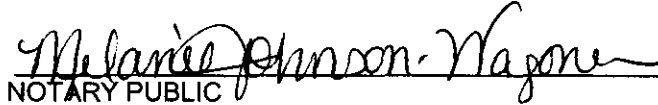
 (SEAL)  
Bryan E. Robbins

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

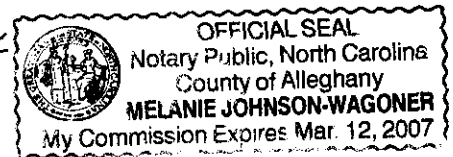
I, Melanie Johnson-Wagoner, a Notary Public for Alleghany ~~Guilford~~ County and State, certify that **Bryan E. Robbins** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 4 of April, 2005.

[Official Seal]


  
NOTARY PUBLIC

My Commission expires: 3/12/07



The foregoing Certificate(s) of Melanie Johnson-Wagoner 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, REGISTER OF DEEDS

Register of Deeds for Forsyth County  
by  Deputy / Assistant - Register of Deeds

## PROPERTY DESCRIPTION

BEGINNING at an iron pipe in the east margin of the right of way of Cash Drive, said iron pipe marking the northwest corner of that property now or formerly owned by Rickey A. Money ( Deed Book 1416 Page 1240). Thence from said beginning point and running with Money's north line, South 66 deg. 20 min. 43 sec. East 136.71 feet to an iron pipe; thence continuing with Money's north line, South 84 deg. 26 min. 17 sec. East 35 feet to an iron pipe, a corner with property now or formerly owned by Leslie A. Michael ( Deed Book 1589 Page 2062); thence with Michael's southwest line, North 36 deg. 24 min. 19 sec. West 185.15 feet to an iron pipe within the margin of the right of way of Cash Drive; thence South 70 deg. 10 min. 27 sec. West 45.54 feet to a nail and cap in the pavement of Cash Drive, thence South 05 deg. 33 min. 35 sec. West 75.68 feet to the point and place of BEGINNING, containing approximately 11,025 square feet according to a survey by Mary Carr Smith R.L.S., dated June 24, 1995.

This property is conveyed subject to the existing 50 foot wide right of way for Cash Drive and to easements, restrictions and right of ways of record, if any.