

2005045634 00150



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

\$50.00

PRESENTED & RECORDED:

07-15-2005 12:27 PM

DICKIE C WOOD
REGISTER OF DEEDS
By: ROSALYN E MARSH DEPUTY

BK:RE 2582

PG:4296-4298

This instrument drafted by: John A. Richardson, III
No Title Search Performed Nor Requested

ENVELOPE

After recording, mail to: Joseph M. Mattimore
5011 Selena St.
Winston-Salem, NC 27106

After recording, send tax bills to: Joseph M. Mattimore
5011 Selena St.
Winston-Salem, NC 27106

Tax Block: 3937 Tax Lot: 017A

North Carolina)
Forsyth County)

GENERAL WARRANTY DEED

This deed, made this the 13 day of ^{July} ~~June~~, 2005, by Henry E. May, Jr. and wife, Bobbie B. May ["Grantors"] of Forsyth County, North Carolina to Joseph M. Mattimore, unmarried ["Grantee"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to him/her/them paid by the said Grantee, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantee, his/her heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and his/her heirs and assigns forever.

And the said Grantors do/does covenant that he/she/they is/are seized of said premises in fee and has/have the right to convey the same in fee simple; that the same are free from encumbrances; and that he/she/they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever.

In Testimony Whereof, the said Grantors has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Henry E. May, Jr. (SEAL)
Henry E. May, Jr.

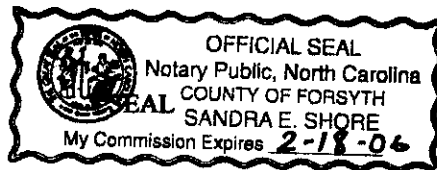
Bobbie B. May (SEAL)
Bobbie B. May

North Carolina
Forsyth County

I, Sandra E. Shore, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that Henry E. May, Jr. personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 13 day of ~~June~~, 2005.

Sandra E. Shore (seal)
Notary Public

My Commission Expires: Feb. 18, 2006

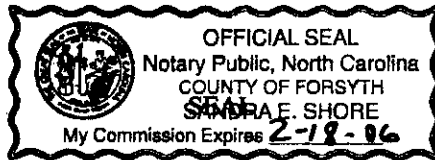


North Carolina
Forsyth County

I, Sandra E. Shore, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that Bobbie B. May personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 13 day of ~~June~~, 2005.

Sandra E. Shore (seal)
Notary Public

My Commission Expires: Feb. 18, 2006



The foregoing certificate(s) of Sandra E. Shore a Notary Public of Forsyth County, NC is/are certified to be correct. This the 15th day of July, 2005.

Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: [Signature] ASSI

EXHIBIT A

BEGINNING an iron in the Northwest corner of the property of Larry Cigliano (see Deed Book 1212, Page 1013; F.C.R.); thence along the Eastern margin of a reserved thirty-foot wide road (see Deed Book 2113, Page 3949; F.C.R.), **North 18 degrees 00 minutes 00 seconds East 335.67 feet to a point**; thence continuing along the Eastern margin of said thirty-foot wide reserved road, **North 15 degrees 04 minutes 40 seconds West 149.33 feet to an iron**; thence with the Southern line of the property of Johnny Cain (Deed Book 2526, Page 3341; F.C.R.), **North 61 degrees 38 minutes 20 seconds East 217.55 feet to an iron** in the Western margin of the sixty-foot right-of-way for Janita Drive (a public road as noted on the below-referenced survey); thence with the Western margin of Janita Drive, **South 07 degrees 44 minutes 00 seconds East 352.62 feet to a point**; thence continuing with the curving Western margin of Janita Drive, **South 15 degrees 35 minutes 06 seconds East a chord distance of 170.50 feet (on a radius of 624.01 feet, an Arc Length of 171.03 feet, a Tangent of 86.05 feet and a Delta of 15 degrees 42 minutes 13 seconds) to a point**; thence **South 23 degrees 26 minutes 13 seconds East 52.12 feet to a point**; thence leaving Janita Drive's Western margin and proceeding along the Northern line of the property of Jason Ellison (see Deed Book 2074, Page 1545; F.C.R.), **South 77 degrees 30 minutes 00 seconds West 92.33 feet to an iron**; thence **North 87 degrees 00 minutes 00 seconds West 280.56 feet to an iron** in the Northwest corner of the property of Larry Cigliano, **THE POINT AND PLACE OF BEGINNING**. Containing **2.920 acres**, more or less. All according to an unrecorded survey of David Bradley Coe; L-3320 of Coe Forestry & Surveying; P.O. Box 36; Wallburg, NC 27373. Dated 1 July 2005. Job No. 2005140.

Forsyth County Tax Block: 3937 Tax Lots: 017A and 019.

Being the same property described at Deed Book 2126, Page 560 and Deed Book 2113, Page 3949.

For back title, see Deed Book 2126, Page 560; Deed Book 2113, Page 3949; Deed Book 1981, Page 3247; Deed Book 1913, Page 2219; Deed Book 1912, Page 1474; Deed Book 1912, Page 1471; Deed Book 1909, Page 3703; Deed Book 1893, Page 3024; Deed Book 984, Page 244; Deed Book 981, Page 019 and Deed Book 691, 047.

A possible personal easement for fishing privileges, may exist as recorded at Deed Book 691, Page 047.