2005067673 00150

FORSYTH CO, NC FEE \$20.00 NO TAXABLE CONSIDERATION PRESENTED & RECORDED: 10-13-2005 01:57 PM

DICKIE C WOOD REGISTER OF DEEDS By:E NAVARRO DPTY BK:RE 2608

PG:3538-3540

Excise Tax: No Taxable Consideration					
Parcel Identifier NoBy:	Verified by		County on the	day of	, 20
Mail/Box to: McGuire & McGuire This instrument was prepared by:_					
Brief description for the Index:					
THIS DEED made this 27	th	_ day of _	September	, 20 05	b, by and between
GRAN	TOR		GRA	NTEE	
Dale Underhill and wife, Mona R. Underhill Darrell E. Miller and wife, Linda K. Miller			Showcase Homes, Inc.		
			2182 Stoneridge Place Winston-Salem, NC 27107		
Enter in appropriate block for each	ch party: name, address, and, i	f appropria	te, character of ent	ity, e.g. corporati	on or partnership.
The designation Grantor and Gran singular, plural, masculine, femini		-	s, their heirs, succes	ssors, and assigns	, and shall include
WITNESSETH, that the Grantor, f and by these presents does grant, ba the City of  North Carolina and more particula	rgain, sell and convey unto the	Grantee in f	ee simple, all that co	ertain lot or parcel	of land situated in
TRACT ONE: BEING KNOWN AND DES MILLER'S LANDING, s Register of Deeds f	rly described as follows: SIGNATED as all of Losaid plat being duly : For Forsyth County, Norman reference is he	t No. 7 recorded orth Car	as shown on a l in the Offic colina in Pla	a plat of ce of the t Book 49,	
see Exhibit "A" at	tached hereto				
The property hereinabove describe	ed was acquired by Grantor by	instrument	recorded in Book _	2510 pag	e <u>1109</u> .
A map showing the above describe	ed property is recorded in Plat	Book4	9 page	3	
NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002  Printed by Agreement with the NC Bar Association - 1981				+ James Williams & Co., Inc.	

## Book 2608 Page 3539

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:

Rights of Way, Easements, and Restrictions of record

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IN WITNESS	WHEREOF, the Grantor has duly execute	ed the foregoing as of the day and year firs	above written.
(Entir	ty Name)	Date Underhill	(SEAL)
Ву:	,,	3 km de de	hiel (SEAL)
Title:		Mone R. Underhill	(BLAL)
By:		Mona R. Underhill  Mona R. Underhill  And E.  Darrell E. Miller	(SEAL)
Title:By:		Darrell E. Miller	, ) (m)
Title:		Linda K. Miller	(SEAL)
STATE OF A KANOLINA	State of North Carolina - County o	County and State aforesaid, certify that De	le Underhill,
1000	acknowledged the due execution of the	e foregoing instrument for the purposes therei	in expressed. Witness my
P. ON COUNTY	My Commission Expires: 1-31-3		$\frac{\text{tember}}{\sqrt{205}}$
MANON COUNTRY	Sin	Notary Pub	dic
		County and State aforesaid, certify that	hafore me this day and
	acknowledged that he is the	of	-
	a North Carolina or	corporation/limited liability company/ge icable), and that by authority duly given and in its name on its behalf as its act and deed day of	as the act of each entity.
	My Commission Expires:	Notary Pub	lic
SSAL-STAMP	≥ State of North Carolina - County of	<u> </u>	····
	I, the undersigned Notary Public of the	County and State aforesaid, certify that	
	Witness my hand and Notarial stamp of My Commission Expires:		,20
	My Commission Expires:	Notary Pub	lic
The foregoing Certificat	te(s) of	iclar	a cortified to be coment
DICKLE C. W	OOD Registe	nd time and in the Book and Page shown of er of Deeds forFORSYTH	n the first page hereof.  County
Ву:	Depu	ty/Assistant - Register of Deeds	
NC Bar Association For	rm No. 3 © 1976, Revised © 1977, 2002	* Iame	s Williams & Co. Inc.

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## EXHIBIT "A"

TRACT TWO:

BEGINNING at an iron pin set at the southeast corner of Lot No. 36 of Meadow Park as shown on Plat Book 7, Page 95, Forsyth County Registry; said beginning point also being in the northern line of Ronald Suttles (Deed Book 833, Page 375); thence from said beginning point along the eastern line of said Lot No. 36 North 19 degrees 37' 09" West 109.27 feet to an iron pipe in the northeast corner of Lot No. 36 and being in the southern margin of Radcliff Street (Not Constructed); thence along the margin of Radcliff Street (Not Constructed) North 51 degrees 57' 51" East 162.63 feet to an iron pipe; thence along the northeasterly margin of Crompton Street (Not Constructed) North 55 degrees 42' 09" West 491.50 feet to an iron pin set; thence continuing along said margin of Crompton Street (Not Constructed) along a curve having a radius of 281.17 feet and a chord bearing and distance of North 72 degrees 03' 48" West 165.05 feet to an iron pin set in the southern line of Bobby King (Book 2095, Page 674); thence along the southern line of Bobby King South 87 degrees 54' 16" East 550.74 feet to a concrete monument in the southwesterly right of way of Willard Road; thence along said right of way of Willard Road South 48 degrees 57' 46" East 691.34 feet to a concrete monument where the southwesterly right of way of Willard Road intersects the northwesterly right of way of Interstate 40; thence along said right of way of Interstate 40 South 59 degrees 34' 42" West 141.94 feet to an iron pin set; thence along the northern line of Shirley Tuttle (Book 1641, Page 3921) North 88 degrees 16' 29" West 357.61 feet to a stone; thence along the northern line of Ronald Suttles North 87 degrees 59' 17" West 120.40 feet to the point of Beginning, and containing 5.436 acres, more or less, according to a survey prepared by W. Lee Comer, PLS dated September 21, 2004 and designated Drawing No. 042162.

The above described tract is the remaining portion of that tract described in Deed Book 854, Page 86, Forsyth County Registry, plus a small piece remaining from a tract conveyed in Deed Book 1028, Page 522, Forsyth County Registry.

See Tax Block 1717, Lot 101J, Forsyth County Tax Maps

LESS AND EXCEPT the following described tract:

BEING KNOWN AND DESIGNATED as all of Lot No. 7 as shown on a plat of MILLER'S LANDING, said plat being duly recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Plat Book 49, at Page 3, to which map reference is hereby made for a more particular description.