2005072724 00360

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX
\$1050.00

PRESENTED & RECORDED:

11-01-2005 04:42 PM

DICKIE C WOOD

REGISTER OF DEEDS
BY:SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2614
PG:1449-1451

ENVELOPE

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,050.00						
Parcel Identifier No	Verified by	Cou	nty on the	day of	, 20	
Mail/Box to: HUNTER HIGGIN	S MILES ELAM & BENJAM	IIN, PLLC, 101	W.Friendly A	venue, Ste. 500,	Greensboro,	
This instrument was prepared by:	HUNTER HIGGINS MILES	ELAM & BENJ	AMIN, PLLO	C, 101 W.Friendl	y Avenue, Ste.	
Brief description for the Index:				<u> </u>		
THIS DEED made this 31st day	of October , 20 05,	by and between	, , , , , , , , , , , , , , , , , , ,			
GRAN	GRANTOR		GRANTEE			
John G. Clayton and Wife, Dorothy Clayton		Nellar Realty Company, Inc.				
					•	
The designation Grantor and Gran singular, plural, masculine, femin			ir heirs, succe	ssors, and assigns	s, and shall include	
WITNESSETH, that the Grantor, and by these presents does grant, b in the City of Winston-Salem	argain, sell and convey unto th	e Grantee in fee	simple, all tha	it certain lot or par		
more particularly described as fol	<del> </del>	rownsinp,	TOROTTA			
See Exhibit A						
The property hereinabove describ	ed was acquired by Grantor b	y instrument reco	orded in Bool	k <u>1834</u> pag	e <u>4438</u> .	
A map showing the above describ	ed property is recorded in Pla	t Book 20	68 pa	ge		
NC Bar Association Form No. L-Printed by Agreement with the No.	•		tion, 333 E. S	Six Forks Rd., Ra	leigh, NC 27609	

## Book 2614 Page 1450

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:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. (Entity Name) (SEAL) \_\_\_\_\_(SEAL) Title: State of North Carolina - County of Guilford I, the undersigned Notary Public of the County and State aforesaid, certify that John G. Clayton and wife, Dorothy \_\_\_\_\_ 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 31st day of October , 20 05 My Commission Expires: 3-9-2010 Notary Public State of North Carolina - County of JESSICA N. WEAVER I, the undersigned Notary Public of the County and State aforesaid, certify that corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_he signed the foregoing 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 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 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. Register of Deeds for By: Deputy/Assistant - Register of Deeds NC Bar Association Form No. L-3 @ 1976, Revised @ 1977, 2002 Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

## Exhibit A

BEGINNING at a 34" pipe, said pipe being along a common boundary line with property now or formerly owned by S&H Car Wash, Inc. as described in Deed Book 1897 at Page 2186 of the Forsyth County Register of Deeds, and traveling N 08° 32' 22" E a distance of 123.42 feet along Noel Drive a public road of variable width to a set iron pipe; thence S 89° 34' 50" E a distance of 195.24 feet along Noel Drive a public road of variable width; thence N 3° 45' 15" W a distance of 2.98 feet towards Noel Drive a public road of variable width; thence S 86° 23' 56" E a distance of 89.65 feet along Noel Drive a public road of variable width to a bent pipe; thence S 03° 45' 55" E a distance of 199.90 feet to an existing pipe along the western boundary line of property now or formerly owned by Janice C. Larimore as described in Deed Book 1314 at Page 547 of the Forsyth County Register of Deeds; thence S 86° 25' 22" E a distance of 116.04 feet to an existing iron along the southern boundary line of property now or formerly owned by Janice C. Larimore as described in Deed Book 1314 at Page 547 of the Forsyth County Register of Deeds: thence S 03° 43' 19" E a distance of 80.00 feet to an existing iron along the west boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 86° 18' 35" W a distance of 205.74 feet to a 3/4" pipe along the north boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 86° 20' 38" W a distance of 20.10 feet to a solid iron along the north boundary line of property now or formerly owned by T. T. Chrysikos, et. Al. as described in Deed Book 450 at Page 63 of the Forsyth County Register of Deeds; thence N 88° 42' 03" W a distance of 135.07 feet to a 34" pipe along the north boundary line of property now or formerly owned by W. H. Wolfe as described in Deed Book 628 at page 288 of the Forsyth County Register of Deeds; thence N 03° 46' 04" W a distance of 149.59 feet to a 34" pipe along the east boundary line of property now or formerly owned by Marty L. Myers as described in Deed Book 2370 at Page 4723 of the Forsyth County Register of Deeds; thence N 88° 31' 22" W a distance of 66.77 feet to the point and place of BEGINNING, as shown on a survey entitled "Survey for Frank Nelson" dated October 31, 2005, prepared by Burrow Land Surveying and containing 1.907 acres, more or less, located in Forsyth County, North Carolina.