


2005072724 00360


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$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 _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: HUNTER HIGGINS MILES ELAM & BENJAMIN, PLLC, 101 W.Friendly Avenue, Ste. 500, Greensboro,

This instrument was prepared by: HUNTER HIGGINS MILES ELAM & BENJAMIN, PLLC, 101 W.Friendly Avenue, Ste.

Brief description for the Index: _____

THIS DEED made this 31st day of October, 2005, by and between

GRANTOR	GRANTEE
John G. Clayton and Wife, Dorothy Clayton	Nellar Realty Company, Inc.

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 Winston-Salem, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1834 page 4438.

A map showing the above described property is recorded in Plat Book 2068 page 2975.

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:

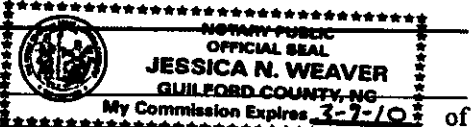
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) John G. Clayton (SEAL)
 By: _____ Dorothy Clayton (SEAL)
 Title: _____ Dorothy Clayton
 By: _____ (SEAL)
 Title: _____
 By: _____ (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 Clayton 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, 2005

My Commission Expires: 3-9-2010
Jessica N. Weaver
 Notary Public

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 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 _____ County
 By: _____ Deputy/Assistant - Register of Deeds

Exhibit A

BEGINNING at a $\frac{3}{4}$ " 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 $\frac{3}{4}$ " 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 $\frac{3}{4}$ " 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 $\frac{3}{4}$ " 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.