

2006021179 00334

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

\$3800.00

PRESENTED &amp; RECORDED:

04-07-2006 01:41 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2652

PG: 1007-1009

Wells Jenkins Box 108 (TW/ka)

**THIS INSTRUMENT PREPARED BY:**

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Cendant #1605170

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**GENERAL WARRANTY DEED**

Grantor:  
CENDANT MOBILITY FINANCIAL  
CORPORATION, A Delaware Corporation

Tax Parcel #: Block 2958, Lot 103

Excise Tax: \_\_\_\_\_

Grantee:

DALE F. SISEL AND WIFE,

KAREN W. SISEL

Address: 2862 Fairmount Rd,

Winston Salem, NC 27106

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 of \_\_\_\_\_, if applicable, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_. A map showing the above described property is recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_.

This conveyance is made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Forsyth County, North Carolina, and more particularly restrictions filed of record in the aforesaid Register's Office.

**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, 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. Title to the property hereinabove described is subject to the following exceptions:

Restrictions, easements and conditions of record and the lien of ad valorem taxes for the year of the delivery of this instrument and subsequent years.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, on this 6<sup>th</sup> day of February, 2006.

CENDANT MOBILITY FINANCIAL CORPORATION, A  
DELAWARE CORPORATION

By: Tammie Parrett

(Name) Tammie Parrett

(Title) CLOSING AGENT

STATE OF MISSISSIPPI

COUNTY OF Hinds

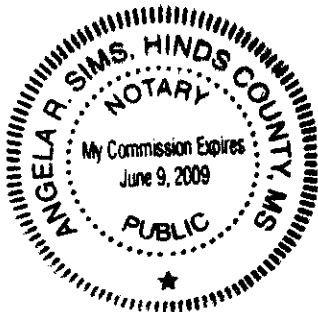
I, Angela R. Sims, a Notary Public in and for the County and State  
aforesaid, certify that Tammie Parrett personally came before me and  
acknowledged that he/she is CLOSING AGENT of **CENDANT MOBILITY FINANCIAL CORPORATION, A  
DELAWARE CORPORATION**, and that he/she, as CLOSING AGENT, being authorized to do so,  
executed the foregoing on behalf of the corporation.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, this 6<sup>th</sup> day of February, 2006.

Angela R. Sims

Notary Public

My commission Expires:



## EXHIBIT "A"

BEGINNING on an existing iron pin in the southern margin of the right of way of Fairmont Road, said iron pin marking the northeast corner of Lot 17, Block 8, of Merry Acres, as shown on plat recorded in Plat Book 23, at Page 57, of the Forsyth County, NC Register's Office, said iron pin also marking the northwest corner of the property now or formerly owned by Summer C. Putnam, as described in Book 1736, at Page 2198, of the Forsyth County, NC Register's Office; and runs thence from said established Beginning Point and with the eastern boundary line of said Lot 17, Block 8 of Merry Acres, and the western boundary line of the said Putnam property South 17 deg. 43 min. 44 sec. East 200.16 feet to an existing iron pin, thence North 72 deg. 24 min. 56 sec. East 30.90 feet to an existing iron pipe; thence North 68 deg. 42 min. 26 sec. East 10.25 feet to an existing pipe marking the westernmost corner of the property now or formerly owned by Andrew H. Schindell, as described in Book 1653, at Page 2957, of the Forsyth County, NC Register's Office; and runs thence with the said western boundary line of the Schindell property South 34 deg. 03 min. 00 sec. East 124.39 feet to a point in the center or thread of Buena Vista Branch; thence down and with the center or thread of Buena Vista Branch the following eight (8) calls: South 42 deg. 53 min. 38 sec. West 26.89 feet; South 67 deg. 03 min. 31 sec. West 75.61 feet; South 50 deg. 46 min. 18 sec. West 48.24 feet; South 40 deg. 02 min. 27 sec. West 16.60 feet; South 66 deg. 18 min. 51 sec. West 29.14 feet; South 74 deg. 39 min. 31 sec. West 55.76 feet; South 81 deg. 56 min. 26 sec. West 76.58 feet; and South 64 deg. 23 min. 45 sec. West 164.73 feet to a point near a bridge crossing Buena Vista Branch; thence North 22 deg. 29 min. 35 sec. West 177.82 feet to an existing iron pipe in the southern boundary line of Lot 15, Block 8 of Merry Acres, as shown on the above-referenced plat recorded in Plat Book 23, at Page 57, of the Forsyth County, NC Register's Office; thence with the southern boundary line of Lots 15, 16, and 17, Block 8 of Merry Acres as shown on the above-referenced plat, the following three (3) calls: North 72 deg. 44 min. 54 sec. East 170.49 feet to an existing iron pipe; North 71 deg. 57 min. 36 sec. East 98.81 feet to an existing iron pipe; and North 72 deg. 24 min. 56 sec. East 125.24 feet to a point; thence North 17 deg. 43 min. 44 sec. West 200.22 feet to a point in the southern margin of the right of way of Fairmont Road; thence with the southern margin of the right of way of Fairmont Road North 72 deg. 33 min. 00 sec. East 25 feet to the point of BEGINNING, containing 1.825 acres, more or less, and being the same property as shown on survey for Paul George and wife Lynn George by Beason Engineering, Inc. dated 6/27/97 and last revised 9/28/99, reference to said survey being made in aid of description.

The above described property is conveyed together with and subject to the benefits of that certain perpetual easement five (5) feet in width for ingress, egress and regress from and to Fairmont Road and the burdens of a perpetual easement two (2) feet in width for a driveway turning area. Both of the above easements are described in deed to Thomas D. Calloway, Jr. and wife, Nancy Jane S. Calloway, recorded in Book 1759, at Page 631, of the Forsyth County, N. C. Register's Office, reference to said deed being made in aid of description. In addition, the above-described property is conveyed together with and subject to the benefits and burdens of that certain Grant of Landscape Easement dated September 28, 1999 made and entered into by John R. Loftin and wife, Meta W. Pauling Loftin, and Thomas D. Calloway, Jr. recorded in Book 2088 at Page 1316 of Forsyth County Public Registry, reference to which is hereby made.