

2006027841 00141

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

\$63.00

PRESENTED & RECORDED:

05-08-2006 11:47 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2659

PG: 4111-4113

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$63.00

Tax Lot No. Parcel Identifier No.

Verified by County on the day of, 20.....
by

File #: 06-228

Mail after recording to: GRANTEE 1414 QUEBEC ST.
HYATTSVILLE MD. 20783This Instrument was prepared by: Konrad K. Fish, Attorney at LawBrief description for the Index: 2.92 MORE OR LESS, KNIGHT ACRES LANETHIS DEED Made this 2ND day of MAY, 2006, by and between:**GRANTOR:**MICHAEL TODD LAWSON
AND WIFE,
JESSICA LAWSON**GRANTEE:**RAMON S. CRUZ
AND WIFE,
VILMA C. CRUZ2.92 ACRES +/- KNIGHT ACRES LANE
WALKERTOWN, NC 27051

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 WALKERTOWN, BELEWS CREEK Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

****THIS LAND IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS AS TO THE USE THEREOF RUNNING WITH THE SAID LAND BY WHOMSOEVER OWNED WHICH ARE EXPRESSLY ASSENTED TO BY THE GRANTEE IN ACCEPTING THIS DEED:**

A. NO SINGLE-WIDE MOBILE HOMES OF ANY KIND AND DESCRIPTION SHALL BE PERMITTED TO BE LOCATED ON SAID PROPERTY REGARDLESS OF WHETHER THEY ARE PERMANENTLY ATTACHED TO THE LAND OR NOT.

B. THE LAND HEREIN DESCRIBED APPROXIMATELY 2.92 ACRES SHALL NOT IN ANY WAY BE SUBDIVIDED INTO SMALLER LOTS, BUT SHALL REMAIN IN ITS PRESENT CONFIGURATION.

The property hereinabove described was acquired by Grantor by instrument recorded in 2337-500.

A map showing the above described property is recorded in Plat Book _____, Page _____.

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 that he is seized of said premises in fee and has authority to convey said land in fee simple; that said premises are free from encumbrances, and that Grantor will warrant and defend the said title to the same 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:

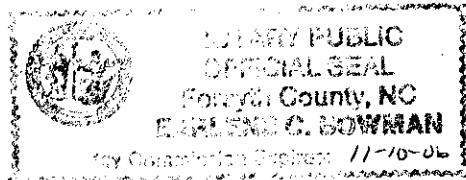
Easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes.

In Witness Whereof, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Michael Todd Lawson.....(SEAL)
MICHAEL TODD LAWSON

Jessica Lawson.....(SEAL)
JESSICA LAWSON

SEAL-STAMP



NORTH CAROLINA, Forsyth COUNTY.

I, the undersigned notary public, certify as follows: (1) that **MICHAEL TODD LAWSON AND WIFE, JESSICA LAWSON** personally appeared before me this day; (2) that he or she acknowledged that they voluntary signed the foregoing document; (3) that he or she acknowledged that they so signed for the purposes stated therein; and (4) I further certify that I have either (i) personal knowledge or (ii) satisfactory evidence of his or her identity. Witness my hand and official seal or stamp, this 5th day of MAY, 2006.

Earlene C. Bowman
Earlene C. Bowman, Notary Public

My commission expires: 11-10-06

NOTE TO NOTARY: Please make sure that your SEAL or STAMP is COMPLETELY legible. Also it is IMPERATIVE that your SEAL or STAMP NOT extend into the ½ inch blank margin of the document.

EXHIBIT "A"

BEGINNING AT AN IRON ROD, SAID ROD BEING THE NORTHEAST CORNER OF THE PROPERTY OF JAMES E. HESS AS DESCRIBED IN BOOK 1955, AT PAGE 1015 OF THE FORSYTH COUNTY REGISTRY, AND ALSO THE NORTHWEST CORNER OF THE PROPERTY OF DOROTHY JEAN HESS AS DESCRIBED IN BOOK 2007, AT PAGE 384, OF SAID REGISTRY; AND RUNNING THENCE N 22° 22' 40" WEST 178.74 FT. TO AN IRON ROD; THENCE N 29° 52' 50" EAST 119.27 FT. TO AN IRON ROD; THENCE WITH THE SOUTH LINE OF PROPERTY DESCRIBED IN BOOK 1169, AT PAGE 906, S 85° 53' EAST 522.57 FT. TO AN IRON ROD; THENCE S 30° 39' 50" WEST 72.23 FT. TO AN IRON ROD; THENCE S 20° 36' 20" WEST 191.84 FT. TO AN IRON ROD, A COMMON CORNER WITH KENNETH W. HINDRE AS DESCRIBED IN BOOK 1838, AT PAGE 2358 OF THE FORSYTH COUNTY REGISTRY; THENCE WITH HINDRE S 89° 49' 50" WEST 65.00 FT. TO AN IRON ROD, SAID ROD BEING THE AFORESAID DOROTHY HESS'S NORTHEAST CORNER; THENCE WITH HESS N 88° 12' 50" WEST 343.42 FT. TO A ROD, THE PLACE AND POINT OF BEGINNING, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING 30 FT. DRIVE LEADING FROM BELEWS' CREEK ROAD TO THE AFOREDESCRIBED PROPERTY, AS WELL AS ANY INTEREST OF THE GRANTOR IN AND TO EASEMENTS RECORDED IN BOOK 1173, AT PAGE 499 AND BOOK 1844, AT PAGE 3101 OF THE FORSYTH COUNTY REGISTRY, AND CONTAINING 2.92 ACRES MORE OR LESS AS SHOWN ON A SURVEY PREPARED BY GIZINSKI SURVEYING CO. OF WINSTON SALEM, NC, DATED AUGUST 29, 2003.

ALSO KNOW AS: KNIGHT ACRES LANE, WALKERTOWN, NC 27051