

ENVELOPE

2006064510 00169
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$136.00
 PRESENTED & RECORDED:
 10-11-2006 11:48 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2700
PG:2365-2366

Tax Block 2203, Lot 035B and 037A Parcel Identifier No. 6817-56-9048
 Mail after recording/future tax bills to: Grantee, 4505 Old Town Drive, Winston-Salem, NC 27101
 This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 4th day of October, 2006, by and between

GRANTOR	GRANTEE
<p>FLIPPIN CONSTRUCTION, INC., A North Carolina Corporation</p>	<p>FRANK R. LONGMAN and wife, MARY F. LONGMAN 150 Dan Longman Road Tobaccoville, NC 27050</p>

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 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 **Winston Township, Forsyth County, North Carolina**, and more particularly described as follows:

BEGINNING at a point in the east line of Old Town Drive, the southwest corner of Lot No. 39, and running thence southwardly along the east line of said drive a distance of 170.5 feet to the northeast corner of the intersection of said drive and a road leading northeastwardly to Old Town Cemetery; thence northeastwardly along the north line of said road a distance of 242.3 feet to a point where the south line of Lot No. 39 intersects with said road; thence westwardly along the south line of Lot No. 39 a distance of 176.3 feet to the place of **BEGINNING**, and being known and designated as parts of Lots No. 35 and 37 as shown on the Plat of the Property of George Hodgin Estate as recorded in Plat 14 at page 15 in the Office of the Register of Deeds of Forsyth County, North Carolina.

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 except for the exceptions

