

2006065695 00126

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX
\$636.00
PRESENTED & RECORDED:
10-17-2006 11:46 AM
DICKIE C WOOD
REGISTER OF DEEDS
By: PATSY RUTH DAVIS DPTY
BK: RE 2701
PG: 3700-3701

MAIL AFTER RECORDING TO: GRANTEES, 221 Jonestown Road, Winston Salem, NC 27104
THIS INSTRUMENT WAS PREPARED BY: Edward Y. Brewer 130448

NORTH CAROLINA)
DAVIDSON COUNTY) **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 13 day of October 2006, by and between **GEORGE E. WILSON** and wife, **ELEANOR F. WILSON** GRANTORS; and **SHUGART MANAGEMENT, INC., GRANTEE.**
DEVELOPMENT, LLC JW.

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 Grantors, 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 Hampton Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A
Hampton Road, Clemmons, NC 27012
Portion of Tax Lot 38D, Block 4209

Grantee is **TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to it 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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: None, except easements and restrictions of record.

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

George E. Wilson (SEAL) Eleanor F. Wilson (SEAL)
GEORGE E. WILSON ELEANOR F. WILSON

NORTH CAROLINA
FORSYTH COUNTY

I, Dorothy A. Kochner, a Notary Public of Forsyth County and State aforesaid, certify that **GEORGE E. WILSON** and wife, **ELEANOR F. WILSON**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13 day of October 2006.

My commission expires:
October 17, 2009

Dorothy A. Kochner
Dorothy A. Kochner, Notary Public

DOROTHY A. KOCHNER
Notary Public - North Carolina
Forsyth County
My Commission Expires October 17, 2009

EXHIBIT A

The Beginning Point for the description of this property is reached by going South 38° 28' 55" West 31,076.25 ground feet from the North Carolina Geodetic Station monument "Silas 2" NAD 83 with coordinates of North 850,096.41, East 1,615,688.97 to an existing stone NAD83, with coordinates of North 825,770.93 and East 1,596,352.06; thence South 02° 11' 32" East 80.41 feet to a control corner in Edna W. Bingham's West line (now or formerly) Book 786, page 441 and being the POINT and place of BEGINNING and also being the northeast corner of the within described tract; thence with Bingham's line South 01° 39' 52" East 361.46 feet to a control corner where there is a stone found and a ½ inch rod found and a corner for Bingham and Opal B. Wilson (now or formerly) Book 1297, page 1404 and being the southeast corner of the within described tract; thence with Wilson's line South 80° 59' 45" West 718.98 feet crossing a 5/8 inch iron found in the South line of the within described tract, a corner for Wilson and Clark S. Gentry and wife, Linda C. Gentry (now or formerly); Deed Book 1620, page 697, Deed Book 1620, page 700, Deed Book 1620, page 702 continuing thence with Gentry's line South 79° 47' 47" West 511.29 feet to 7/8 inch iron in Thomas E. Kitchene's North line (now or formerly) Book 2092, page 3933 and being the southwest corner of the within described tract and a new corner with the J. Lee Phelps heirs property (now or formerly) Book 782, page 387 Forsyth County Registry; thence on a new line North 10° 12' 13" West 134.68 feet to a 1 ¼ iron found, a corner for the J. Lee Phelps Heirs and Kenneth R. James and wife, Brenda H. James, Book 1285, page 987 and the within described tract; thence with James' line North 13° 09' 01" East 180.25 feet to a 1 ¼ bent rebar found in the South line of Lawrence D. Nunn and wife, Emily Nunn (now or formerly) Book 1279, page 696 and said point being the northwest corner of the within described tract; thence with Nunn's line North 77° 48' 03" East 1213.07 feet the point and place of beginning containing 9.2208 acres ± all according to a survey by Brady Surveying Company, P.A. September 25, 2006 and being identified as the eastern portion of the property described in Deed Book 782, page 387, Tax Lot 38D, Tax Block 4209 Forsyth County Tax Maps.

The back title to the above-mentioned tract is as follows: James Lee Phelps died intestate in Davidson County, North Carolina in 1964 survived by his widow, Clara Stamey Phelps and his only child, Cecil Phelps. Cecil Phelps died intestate, without issue in Davidson County, North Carolina in 1968 survived by his mother, Clara Stamey Phelps and his widow, Mary Phelps. Clara Stamey Phelps died, in Davidson County North Carolina in 1980 without surviving issue, survived by her daughter-in-law, Mary Phelps. Mary Phelps died testate, and a widow without issue in Davidson County, North Carolina in 1998 and she willed her estate, including the above-mentioned tract to George E. Wilson and wife, Eleanor F. Wilson.