

2006069020 00328

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

\$310.00

PRESENTED & RECORDED:

10-31-2006 04:25 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2705

PG: 3454-3456

ENVELOPE

Mail deed and tax bills to Grantee: **2805 Colchester Drive, Kernersville, NC 27284**

Prepared by: **Raymond D. Thomas (Thomas and Bennett)**
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$ 310.00

Brief description: **Part of Lot 11, plus adjoining Property, Bethel Forest, Sec. 1**

NORTH CAROLINA
 FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 31st day of October, 2006, by and between:

GRANTOR:

CARRIE DARNELL (UNMARRIED)

GRANTEE:

CYNTHIA D. MALLOY

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

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE.

Property Address: **2805 Colchester Drive, Kernersville, NC 27284**

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Carrie Darnell (Seal)
Carrie Darnell (Unmarried)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Carrie Darnell (Unmarried)**

October 31, 2006.

Place notary seal below this line:

Sonya R. Turner-Sledge
 Notary Public

Print/Type Name: Sonya R. Turner-Sledge

My Commission Expires: May 29, 2007

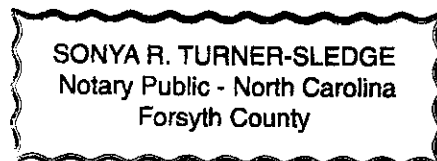


EXHIBIT A

RE: Cynthia D. Malloy
2805 Colchester Drive, Kernersville, NC
Part Lot 11 plus adjoining property, Bethel Forest, Sec. 1

Present Owner: Carrie Darnell

PROPERTY DESCRIPTION:**TRACT 1:**

BEING KNOWN AND DESIGNATED as Lot Number 11 as shown on the Map of BETHEL FOREST, recorded in Plat Book 25, page 194 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT THE FOLLOWING: BEGINNING at a new iron pipe marking the northwest corner of Lot #11 in the line of property now or formerly owned by L. Forrest Walker, and said point also being in the northeast terminus of the right-of-way of Colchester Drive as shown on the Plat of 'BETHEL FOREST, SECTION 1'. Thence running with Walker's southwest line South 35° 46' 19" East 123.81 feet to an iron pipe; thence South 69° 19' 23" West 69.52 feet to an iron pipe in the east margin of the right-of-way of Colchester Drive; thence running with the east margin of the right-of-way said drive North 3° 21' 26" West 125.22 feet to the point and place of BEGINNING. The herein described property constitutes a small triangular portion of Lot #11, and consists of .095 acres according to computer calculation and being described in Deed Book 2008, Page 3171, Forsyth County Registry.

SUBJECT TO: A perpetual easement for the purpose of constructing and maintaining a roadway for ingress and egress and for installing and maintaining utilities over, under and across the following described property: BEGINNING at an iron pipe in the eastern right-of-way line of Colchester Drive at the southwest corner of the triangular tract above described and running thence North 76° 49' 10" East 67.36 feet to an iron; running thence South 69° 19' 23" West 69.52 feet to an iron in the eastern right-of-way line of Colchester Drive; running thence with said right-of-way line North 03° 21' 24" West 9.21 feet to an iron, the BEGINNING and being described in Deed Book 2008, Page 3173, Forsyth County Registry

TRACT 2:

BEGINNING at an iron in the base of a tree, said iron being also located South 35° 46' 19" East 123.81 feet from the northernmost corner of Lot 11 as shown on the Map of BETHEL FOREST, SECTION NO. 1, as recorded in Plat Book 25, Page 194, Forsyth County Registry; running thence North 89° 05' 37" East 27.66 feet to an iron; running thence South 66° 50' 21" East 147.48 feet to an iron; running thence South 41° 16' 29" West 32.30 feet to an axle at a common corner of said Lot 11 and Lot No. 10 of DWIGGINS HILLS (see map recorded in Plat Book 20, Page 58); running thence with the northern line of said Lot No. 11 North 60° 01' 59" West 163.85 feet to an iron, the BEGINNING. Being a strip carved from the property described in deed recorded in Book 1852, Page 1629 and Book 2008, Page 3175, Forsyth County Registry.

The above described property is the same as that which is described in Deed Book 2633, Page 2430, Forsyth County Registry and is further designated as Tax Lots 11B and 102 in Block 5414A on the Forsyth County Tax Maps. A Correction Affidavit was recorded in Book 2705, Page 1636, Forsyth County Registry to correct the description.