


2006069630 00191


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$290.00
 PRESENTED & RECORDED:
 11-02-2006 03:18 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK: RE 2706
PG: 2257-2259

DRAFTED BY: **ENVELOPE**
Philip E. Searcy, Attorney at Law
155 Sunnynoll Court, Suite 200
Winston-Salem, NC 27106

RECORDING TIME

EXCISE TAX \$ 290.00

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 5423 Lot: 104G Parcel Identifier No. _____
 Property Address: 7201 Vance Road, Kernersville, NC 27284
 Mail after recording to: Grantees @ 3075 Sell Road, Winston-Salem, NC 27105-9793
 Mail future tax bills to: Grantees @ Same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of November, 2006, by and between

GRANTOR
 PINEY GROVE VOLUNTEER FIRE
 DEPARTMENT, INC.,
 A North Carolina Non-Profit Corporation

GRANTEE
 DANNY W. SELL
 And Wife,
 HOPE B. SELL

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, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it 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 in Kernersville Township, Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR
 DESCRIPTION OF SUBJECT PROPERTY, WHICH IS ALSO KNOWN AS TAX BLOCK 5423, LOT 104G,
 KERNERSVILLE TOWNSHIP, FORSYTH COUNTY TAX RECORDS,
 AND 7201 VANCE ROAD, KERNERSVILLE, NORTH CAROLINA 27284.

SUBJECT TO EASEMENTS and restrictions of record, if any.

The above land was conveyed to Grantor by Doris V. Robertson (Deed Book 1625, Page 2358).

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.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

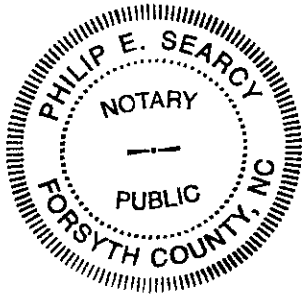
PINEY GROVE VOLUNTEER FIRE DEPARTMENT, INC.

BY: Randall A. Schaefer
President/Vice-President/Chairman of the Board

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Philip E. Searcy, a Notary Public of Forsyth County and State of North Carolina, certify that Randall A. Schaefer, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that (s)he is President/~~Vice-President~~ Chairman of the Board of PINEY GROVE VOLUNTEER FIRE DEPARTMENT, INC., and that (s)he, as President/~~Vice-President~~ Chairman of the Board being authorized to do so, voluntarily executed the foregoing General Warranty Deed on behalf of the corporation for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 2nd day of November, 2006.



Philip E. Searcy
Notary Public
Philip E. Searcy
Printed or Typed Name of Notary Public

My commission expires: 9-05-2010

EXHIBIT "A"

BEGINNING at a new iron pin where the eastern right-of-way of Kerner Road intersects with the northern right-of-way of Vance Road, thence along the eastern right-of-way of Kerner Road, North 29 degrees 35' 42" East 246.62 feet to a new iron pin, a new line with the Robertson property; thence along said Robertson property North 89 degrees 00' East 53.91 feet to an established iron pin, the northwest corner of the David C. Bovender property as described in Deed Book 1334, page 96, Forsyth County Registry; thence with said Bovender property South 0 degrees 59' 01" East 209.80 feet to an established iron pin in the northern right-of-way of Vance Road; thence with said northern right-of-way South 88 degrees 13' 53" West 179.39 feet to the point and place of BEGINNING, being 0.563 acres more or less of the Clyde E. and Doris V. Robertson property according to an unrecorded map or plat by Larry L. Callahan, R.L.S. dated August 18, 1987.

FOR FURTHER REFERENCE, SEE Deed Book 1625, Page 2358, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 5423, Lot 104G, Kernersville Township, Forsyth County Tax Records, and 7201 Vance Road, Kernersville, NC 27284.