

2006070100 00413

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

\$167.00

PRESENTED &amp; RECORDED:

11-03-2006 04:21 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2707

PG: 129-131

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 167.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310; WINSTON-SALEM,

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: \_\_\_\_\_ *Box 24*THIS DEED made this 3rd day of November, 2006, by and between

## GRANTOR

PATRICIA DOCKERY MANUEL , UNMARRIED

## GRANTEE

ADAM W. JONES , UNMARRIED  
5406 REIDSVILLE RD  
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, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

*Patricia Dockery Manuel* (SEAL)  
PATRICIA DOCKERY MANUEL

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that PATRICIA DOCKERY MANUEL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 3rd day of November, 2006

My Commission Expires: 4/30/08

**CLINT CALAWAY**  
NOTARY PUBLIC  
Forsyth County, North Carolina  
My Commission Expires 4/30/2008

*[Signature]*  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

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## EXHIBIT "A"

BEGINNING at a point in the center of the pavement of Highway No. 158, William L. Fulp and James H. Linville's corner, running thence with the line of William L. Fulp, South  $02^{\circ} 57' 00''$  West, 519.0 feet to an iron stake a new corner in said Fulp's line. Thence on a new line North  $22^{\circ} 23' 00''$  West, 375.0 feet to a point in the center of the pavement of the above mentioned Highway, a new corner, thence with the center of said Highway, North  $44^{\circ} 36' 00''$  East, 239.0 feet to the place of BEGINNING, containing 00.95 - One Hundredths of an acre.