

2006076158 00210
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$338.00
 PRESENTED & RECORDED:
 12-05-2006 11:14 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By:TIMOTHY R WILLIAMS ASST
BK:RE 2714
PG:583-584

Prepared by: J. LaRoss Ketner, Attorney

After recording: ^{Er} GRANTEE: ~~4535 Carver School Road~~, Winston-Salem, NC 27103
 3791 Barnwell Drive, W-S, NC 27105
 STAMPS \$338.00

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

THIS DEED, made this 5th day of December, 2006, by and between **Jones & Jones Investment Group, LLC**, (hereinafter called "Grantor") and **Brian Patrick Milam and wife, Kenya Milam**, (hereinafter called "Grantee"). 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 and its successors and assigns, in fee simple all that certain tract or parcel of land situated in Forsyth County, North Carolina, which is more particularly described as follows:

LYING and being located in Middlefork Township, Forsyth County, North Carolina and being described as follows:

BEGINNING at an iron rebar set (IRS) in the eastern margin of the right of way of Barnwell Drive (60' public R/W), North 00 deg. 38 min. 26 sec. East 163.00 feet from a ¼" existing iron rebar (EIR), said EIR being the northwest corner of the property of Calvin & Sheila Hutchinson (now or formerly) as described in Book 2126, Page 1651 Forsyth County Registry; running thence from said established Beginning Point along the eastern boundary of Barnwell Drive North 00 deg. 38 min. 26 sec. East 127.33 feet to a ¾" existing iron pipe (EIP), said iron pipe being in the southern line of the property of Nancy Whicker Davis (now or formerly) known in the tax records as Tax Block 3238, Lot 001C; thence with the southern line of the Nancy Whicker Davis property South 87 deg. 16 min. 49 sec. East 22.70 feet to a ½" EIP; said EIP also being the southeast corner of the Nancy Whicker Davis property and the southwest corner of the property of Eric Lane Linville & Dewey Manuel Linville, Jr. (now or formerly) as described in Book 2134, Page 1221, Forsyth County Registry; running thence with the southern line of the Linville property the following two courses and distances: (1) South 86 deg. 03 min. 19 sec. East 50.60 feet to a 1" EIP and (2) South 50 deg. 32 min. 13 sec East 175.06 feet to a ½" EIP (bent), said EIP also being the northwest corner of the Harold R. Craig and David Fralin property (now or formerly) as described in Book 2424, Page 3403, Forsyth County Registry; thence South 00 deg. 56 min. 30 sec. West 13.56 feet to an IRS in the western line of the Harold R. Craig and David Fralin property; thence North 89 deg. 26 min. 13 sec West 209.47 feet to the point and place of BEGINNING, containing 0.43 acres and being all of Lot 3 as per that survey for Jones & Jones Construction, LLC drawn by Richard

P. Bennett, PLS-3176 of Allied Land Surveying Co., PA. dated 12/17/2004, and designated as Job No. 9756, reference to said survey being made in aid of description.

Said tract being a portion of the property conveyed to Edward C. Thompson and wife, Pamela R. Thompson from Randy Lee Beeson and wife, Lisa R. Beeson by General Warranty Deed dated and recorded on 4/30/1990 in Book 1714, Page 2605, Forsyth County Registry.

Informally known as Tax Block 3234A, Tax Lot 113F. Having the address of 3791 Barnwell Drive, Winston-Salem, NC 27105.

The property herein above described was acquired by Grantor by instrument recorded in Book 2554, Page 1835; Book 2544, Page 3217.

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 the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein after stated.

Title on the property herein above described is subject to the following exceptions:

- a) ad valorem taxes for the current year, and subsequent years, not yet due and payable.
- b) This conveyance is made expressly subject to any and all rights-of-way, conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

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

Jones & Jones Investment Group, LLC

By: Garland M. Jones
Manager

NORTH CAROLINA - DAVIE COUNTY

I, J. LaRoss Ketner, a Notary Public of the County and State aforesaid, certify that **Garland M. Jones**, Manager of Jones & Jones Investment Group, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 5th day of December, 2006.

J. LaRoss Ketner
Notary Public

My Commission Expires: _____

