

2007036416 00197

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX
\$322.00
PRESENTED & RECORDED:
06-21-2007 11:33 AM
DICKIE C WOOD
REGISTER OF DEEDS
By: E NAVARRO DPTY
BK:RE 2762
PG:3085-3087

ENVELOPE

This instrument drafted by: John A. Richardson, III
A Title Search May Not Have Been Performed nor Requested

After recording, mail to: **Elizabeth A. Newsome**
4980 Chestnut Hill Lane
Winston-Salem, NC 27106

After recording, send tax bills to: **Elizabeth A. Newsome**
4980 Chestnut Hill Lane
Winston-Salem, NC 27106

Tax Block: 4620 Lot: 018L

North Carolina)
)
Forsyth County) **GENERAL WARRANTY DEED**

This deed, made this the 20th day of June, 2007, Madgelle C. Bean (unmarried) ["Grantor"] of New Hanover County, North Carolina to Elizabeth A. Newsome (Living Under A Free Trader Agreement) ["Grantee"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to him/her paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, his/her heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and his/her heirs and assigns forever.

And the said Grantor does covenant that he/she is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he/she will warrant and defend the said title to the same against the lawful claims of all persons whatsoever. Subject to easements, rights-of-way and restrictions of record plus current year *ad valorem* taxes.

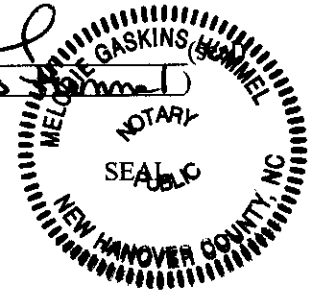
In Testimony Whereof, the said Grantor has hereunto set his/her hand and seal the day and year first above written.

Madgelle C. Bean (SEAL)
Madgelle C. Bean

North Carolina
New Hanover County

I, Melodie Gaskins Hummel, a Notary Public in and for New Hanover County, State of North Carolina, do hereby certify that Madgelle C. Bean personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 20 day of June, 2007.

Melodie Gaskins Hummel
Notary Public (printed name: Melodie Gaskins Hummel)



My Commission Expires: 11-15-2011

Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: _____

EXHIBIT A

Beginning at an iron stake in the northeast corner of William Fred Nixon (book 1005 page 504), said point also being the southeast corner of John A. Fulk, Jr. et. al. (book 1675 page 4030), said point also being located the following two courses from the southwest corner of Madgelle C. Bean's tract as described in Book 1373 Page 552: North 03 degrees 10 minutes 03 seconds east 224.90 feet to an iron stake, north 03 degrees 16 minutes 51 seconds east 378.22 feet to the Beginning point; thence from said Beginning point with the east line of Fulk north 03 degrees 00 minutes 00 seconds east 199.23 feet to an iron stake, thence with the east line of Thurman T. Myers (book 921 page 19) north 03 degrees 16 minutes 24 seconds east 100.0 feet to an iron stake, thence south 65 degrees 38 minutes 21 seconds east 203.17 feet to an iron stake, thence south 15 degrees 04 minutes 36 seconds west 210.0 feet to an iron stake, thence 83.59 feet along a counterclockwise arc having chord measurement of south 64 degrees 24 minutes 07 seconds west 73.0 feet (Delta = 101 degrees 54 minutes 00 seconds, R = 47.00 feet) to an iron stake, thence north 76 degrees 32 minutes 53 seconds west 83.03 feet to the Beginning, containing 1.00 acre according to survey by Otis A. Jones, RLS, dated March 15, 1994; together with a temporary access easement extending from Meadowlark Drive over an existing gravel drive to said 1.00 acre tract. Said easement shall exist and continue until such time as a new subdivision street providing access to the above described 1.00 acre tract is dedicated to public use.

Being the remainder "Save and Except" tract at Deed Book 1817, Page 3742; F.C.R..

Forsyth County Tax Block: 4620
Tax Lot: 018L

Property Address: 4980 Chestnut Hill Lane
Winston-Salem, NC 27106