

2007067998 00175

FORSYTH CO, NC FEE \$32.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-28-2007 04:27 PM

KAREN GORDON

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2798

PG:255-261

**ENVELOPE** CAROLINA SPECIAL WARRANTY DEED  
**ENVELOPE**

Excise Tax: **NO TAXABLE CONSIDERATION**

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

Mail/Box to: Grantee @ 8050 West Road, Walnut Cove, North Carolina, 27052

This instrument was prepared by: Randall L. Perry, Attorney-at-Law

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 28<sup>th</sup> day of November, 2007, by and between

GRANTOR	GRANTEE
CHARLES DARRELL CAIN (LEGALLY SEPARATED)	C. D. CAIN PROPERTIES, INC.

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

**SEE EXHIBIT "A" ATTACHED HERETO**

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: This conveyance is made subject to easements, restrictions and rights of way of record, if any.

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

*Charles Darrell Cain* (SEAL)  
CHARLES DARRELL CAIN

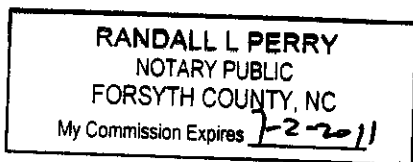
State of North Carolina - County of Forsyth

I, Randall L. Perry, a Notary Public of the County stated above, certify that CHARLES DARRELL CAIN personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principles' photograph in the form of a driver's license, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of November, 2007.

My Commission Expires: 7-2-2011

*Randall L. Perry*  
Randall L. Perry, 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.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

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

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**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**TRACT 1**

BEGINNING at an iron stake in the center line of a proposed 60-foot street, said iron stake being located from the southwest corner of Lot No. 1 of Brookhall Acres as shown in Plat Book 28, page 185, Forsyth County Registry, South 36 degrees 23 min. 46 sec. West 30.00 feet to a point and North 53 degrees 36 min. 14 sec. West 230.00 feet and North 36 degrees 23 min. 46 sec. East 239.94 feet, and North 53 degrees 36 min. 14 sec. West 25.00 feet to an iron stake at the center of a cul-de-sac; thence from said BEGINNING point North 73 degrees 00 min. West 55.00 feet to an iron stake in the right-of-way line of said cul-de-sac; thence North 49 degrees 42 min. 56 sec. West 448.47 feet to an iron stake; thence South 83 degrees 40 min. 13 sec. East 316.64 feet to an iron stake in the right-of-way line of said cul-de-sac, and continuing South 16 deg. 26 min. 19 sec. East 55.00 feet to an iron stake; the point and place of BEGINNING, all according to a survey by Larry L. Callahan, R.L.S. entitled "Map of R. Don Cain", dated May 1, 1984, Job No. 1290-3.

SUBJECT to a non-exclusive, permanent easement and right-of-way reserved in the instrument recorded in Book 1450, page 757, Forsyth County Registry, and in the Deed recorded in Book 2239, Page 2848, Forsyth County Registry, over and across the following property:

BEGINNING at an iron stake marking the beginning point of the above-described tract, thence North 73 degrees 00 min. West 55.00 feet to an iron stake in the right-of-way of a cul-de-sac; thence with the right-of-way of said cul-de-sac on a curve to the right having a chord of North 45 degrees 17 min. East 52.12 feet to an iron stake in the right-of-way of said cul-de-sac; thence South 16 degrees 26 min. 19 sec. East 55.00 feet to an iron stake, the point and place of BEGINNING.

Pursuant to the instrument recorded in Book 1450, Page 757, Forsyth County Registry, there is ALSO CONVEYED HERewith a permanent, non-exclusive right-of-way and easement for the purpose of ingress, egress, and regress and for utility accessibility over and upon certain 60-foot-wide (then) proposed streets, the center line of which is described as follows: BEGINNING at a point in the West margin of the right-of-way of Pine Hall Road, said point being located South 36 degrees 27 min. West 30 feet from the southeast corner of Lot No. 1, Brookhall Acres, described in Plat Book 28, page 185, Forsyth County Registry, reference to which is hereby made for a more particular description of the point of beginning. Thence from said point of beginning North 53 degrees 36 min. 14 sec. West 430.00 feet to a point; thence North 36 degrees 23 min. 46 sec. East 239.94 feet to a point; thence North 53 degrees 36 min. 14 sec. West 25.00 feet to a point in the center of a cul-de-sac having a radius and right of way of 55 feet. This right-of-way extends 30 feet on each side of the herein described center line so as to provide a continuous 60-foot-wide easement and right-of-way. This easement is appurtenant to and shall run with the real property described above.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2576, Page 4124.**

TRACT 2

BEGINNING at an iron stake in the center line of a proposed 60-foot street said iron stake being located from the southwest corner of Lot No. 1 of Brookhall Acres as shown in Plat Book 28, Page 185, Forsyth County Registry, South 36 degrees 23 min. 46 sec. West 30.00 feet to a point and North 53 degrees 36 min. 14 sec. West 230.00 feet and North 36 degrees 23 min. 46 sec. East 239.94 feet, and North 53 degrees 36 min. 14 sec. West 25.00 feet to an iron stake at the center of a cul-de-sac; thence from said BEGINNING point North 16 degrees 26 min. 19 sec. West 55.00 feet to an iron stake in the right-of-way line of said cul-de-sac; thence continuing North 16 degrees 26 min. 19 sec. West 227.70 feet to an iron stake; thence South 83 degrees 40 min. 13 sec. East 235.00 feet to an iron stake; thence South 32 degrees 03 min. 17 sec. West 234.35 feet to an iron stake in the right-of-way line of said cul-de-sac; and continuing South 32 degrees 03 min. 17 sec. East 55.00 feet to an iron stake; the point and place of BEGINNING, all according to a survey by Larry L. Callahan, R.L.S. entitled "Map of R. Don Cain", dated May 1, 1984, Job No. 1290-3.

SUBJECT to a non-exclusive, permanent easement and right-of-way reserved in the Deed recorded in Book 2260, Page 870, Forsyth County Registry, over and across the following property:

BEGINNING at an iron stake marking the beginning point of the above-described tract, thence North 16 degrees 26 min. 19 sec. West 55.00 feet to an iron stake in the right-of-way of a cul-de-sac; thence with the right-of-way of said cul-de-sac on a curve to the right having a chord of South 82 degrees 11 min. 31 sec. East 45.17 feet to an iron stake in the right-of-way of said cul-de-sac; thence South 32 degrees 03 min. 17 sec. East 55.00 feet to an iron stake, the POINT AND PLACE OF BEGINNING.

There is ALSO CONVEYED HEREWITH a permanent, non-exclusive right-of-way and easement for the purpose of ingress, egress, and regress over and upon certain 60-foot-wide streets, the center line of which is described as follows: BEGINNING at a point in the west margin of the right-of-way of Pine Hall Road, said point being located South 36 degrees 27 min. West 30 feet from the southeast corner of Lot No. 1, Brookhall Acres, described in Plat Book 28, Page 185, Forsyth County Registry, reference to which is hereby made for a more particular description of the point of beginning. Thence from said point of beginning North 53 degrees 36 min. 14 sec. West 430.00 feet to a point; thence North 36 degrees 23 min. 46 sec. East 239.94 feet to a point; thence North 53 degrees 36 min. 14 sec. West 25.00 feet to a point in the center of a cul-de-sac having a radius and right of way of 55 feet. This right-of-way extends 30 feet on each side of the herein described center line so as to provide a continuous 60-foot-wide easement and right-of-way. This easement is appurtenant to and shall run with the real property described above.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2576, Page 4121.**

TRACT 3

BEING KNOWN AND DESIGNATED as Lot Number 37, as shown on the Plat entitled R. DON CAIN, PHASE TWO, as recorded in Plat Book 37, Page 22, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2576, Page 4135.**

**TRACT 4**

BEING KNOWN AND DESIGNATED as Lot Number 5 as shown on the map of R. DON CAIN, PHASE TWO (REVISED), as recorded in Plat Book 37, Page 22 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

ALSO INCLUDED in the conveyance is a 1995 Oakwood manufactured home having a VIN number of HONC03308756, said home being permanently affixed to the real property.

FOR FURTHER REFERENCE this is that same property currently designated as Tax Block 5167G, Lot 005 in the office of the Forsyth County Tax Assessor.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2672, Page 2248.**

**TRACT 5**

BEING KNOWN AND DESIGNATED as Lot Number 9 as shown on the map of R. DON CAIN, PHASE TWO (REVISED), as recorded in Plat Book 37, Page 22 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2718, Page 687.**

**TRACT 6**

BEING all of lot 12 as shown on the Final Plat for R. DON CAIN, PHASE TWO (REVISED) as recorded in Plat Book 37, Page 22, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

Also included in this conveyance is a 1998 Clayton manufactured home having VIN CWP004509TN and being permanently affixed to the land as indicated on the Declaration of Intent to Affix Manufactured Home recorded at Book 2774, Page 3361.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2774, Page 3363.**

**TRACT 7**

BEING KNOWN AND DESIGNATED as Lot Number 122, as shown on the Plat entitled R. DON CAIN, PHASE TWO, as recorded in Plat Book 32, Page 160, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2576, Page 4127.**

**TRACT 8**

BEGINNING an iron pipe found, said iron being South 44° 30' 02" East 152.11 feet from a tie in Cain Forest Drive (a private gravel Road). Thence running with the western right of way of Cain Forest Drive, North 35° 24' 32" West 100.10 feet to an iron pipe found; thence with the southern line of lot 120, South 54° 33' 29" West 200.06 feet to an iron pipe found in the southwestern corner of lot 120 and eastern line of Lot 119. Thence with the eastern edge of lot 119, South 35° 24' 17" East 99.97 feet to a manhole in the Northeastern line of Lot 119, said point being South 35 ° 24' 17" East 129.97 feet from an iron pipe found; thence running with the northern edge of lot 122 and the southern edge of the herein described property (Lot 121) North 54° 35' 39" East 200.07 feet, THE POINT AND PLACE OF BEGINNING, According to a survey for Khith Phetsomphou and Sikay Phetsomphou by McAnally Land Surveying, P.C. dated 6/23/94, and being job #S-4628 and being in Salem Chapel Township, Forsyth County, North Carolina, containing 0.459 acres more or less. For further reference see survey of Lot 121, phase two, property of R. Don Cain, Plat Book 32 at page 160.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2611, Page 963.**

**TRACT 9**

BEING KNOWN AND DESIGNATED as Lot Number 132 as shown on the map of R. DON CAIN, PHASE FIVE, SHEET TWO, as recorded in Plat Book 36, Page 65 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

ALSO included is a 1989 manufactured home having a VIN number of CMII2088NC.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2739, Page 2372.**

**TRACT 10**

BEING KNOWN and designated as Lot 154 of the Plat of R. Don Cain, Phase 5, as recorded in Plat Book 35, Page 135, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2576, Page 4115.**

**TRACT 11**

BEING KNOWN AND DESIGNATED as Lot Number 155 as shown on the map of the DON R. CAIN PROPERTY, PHASE 5, as recorded in Plat Book 35, Page 135 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

ALSO INCLUDED in the conveyance is a 1994 Fleetwood manufactured home with a serial number of NCFLR41A29909EW.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2653, Page 2718.**

TRACT 12

BEING known and designated as Lot 37 as shown on the Map of the property of Alan Royal, Rickey Lee Lowery, and R. Don Cain, recorded in Plat Book 30 at Page 166 in the Office of the Register of Deeds of Forsyth County, NC, to which map reference is hereby made for a more particular description.

**\*\*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2770, Page 4340.**