

2008010886 00312

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-03-2008 04:05 PM

KAREN GORDON
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2816

PG: 1620-1622



Mail after recording to Grantee

4625 Cherry Lane Medford, Oregon
97504

This instrument was prepared by Hinshaw & Jacobs, LLP

Brief description for the Index:

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NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of February, 2008 / / , by and between

GRANTOR(S)	GRANTEE(S)
BARBARA M. LUNSFORD and husband, JOE R. LUNSFORD	ISABELLA MARIE WILLIAMS 4625 Cherry Lane Medford, Oregon 97504

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1722 Page 2721.

A map showing the above described property is recorded in Plat Book _____ at Page(s) _____.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record, if any.

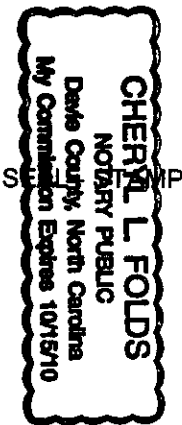
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Barbara M. Lunsford (SEAL)
BARBARA M. LUNSFORD

Joe R. Lunsford (SEAL)
JOE R. LUNSFORD

_____ (SEAL)

_____ (SEAL)



STATE OF NORTH CAROLINA, County of FORSYTH
I, Cheryl L Folds a Notary Public of DAVIE County,
State aforesaid, certify that Barbara M. Lunsford and Joe R. Lunsford
Grantor(s), either being personally known to me or proven by satisfactory
evidence, acknowledged to me that he/she voluntarily signed the foregoing
document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 28th day of Feb, 2008.

Cheryl L. Folds
Notary Public

My commission expires: 10-15-10

The foregoing Certificate(s) of _____ is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____
Deputy/Assistant - Register of Deeds

Exhibit A

BEGINNING at a point in the center of a 30 foot easement, said point being located North 33 deg. 59 min. 04 sec. West 360.00 feet and South 54 deg. 25 min. 38 sec. West 530 feet from a point marked by an iron in the North right of way line of U.S. Highway #158 that marks the Southwestern corner of the Eddie J. McMichael property as recorded in Deed Book 972, page 61 of the Forsyth County Registry; thence from said BEGINNING point with the center of said easement North 33 deg. 59 min. 04 sec. East 180.00 feet to a point marked by an iron; thence North 53 deg. 14 min. 50 sec. East 252.62 feet to a point marked by an iron; thence South 35 deg. 18 min. 22 sec. East 180.00 feet to a point marked by an iron; thence South 53 deg. 16 min. 53 sec. West 256.77 feet back to the point and place of BEGINNING and containing 1.05 acres more or less as per survey by Larry L. Callahan during November of 1990 and being Lot No. 18 of the O. W. McMichael Estate.

CONVEYED HERITH and taken subject to is a non exclusive permanent and perpetual easement appurtenant to run with the above described tract being described as follows:

Being 30 foot in width and extending 15 foot on each side of the following described center line; BEGINNING at a point marked by an iron in the North right of way line of U.S. Highway #158 said point being located south 54 deg. 25 min. 38 sec. West 530.00 feet from an iron in the North right of way line of U.S. Highway #158 that marks the Southwestern corner of Eddie J. McMichael (see Deed Book 972, page 61 of the Forsyth County Registry); thence from said BEGINNING point North 33 deg. 59 min. 04 sec. West 598.66 to a point marked by an iron; thence south 54 deg. 35 min. 00 sec. West 573.17 feet to a point marked by an iron stake and there ending and being a permanent and perpetual non-exclusive easement appurtenant to run with the above described property for the purpose of ingress, egress and regress.

SOURCE OF TITLE: O. W. MCMICHAEL Estate 90 E 1139, Deed Book 1712, Page 3658.