

2008024279 00200

FORSYTH CO, NC FEE \$29.00  
STATE OF NC REAL ESTATE EXTX

\$100.00

PRESENTED &amp; RECORDED:

05-09-2008 02:01 PM

KAREN GORDON

REGISTER OF DEEDS

BY: E NAVARRO  
DPT

BK: RE 2831

PG: 1351-1356

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \_\_\_\_\_

Parcel Identifier No Block 135 Lots 107A, 108A Verified By \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: \_\_\_\_\_ Grantees: #9Send Future Tax Bills to: Same as AboveThis instrument was prepared by: Tornow & Kangur, L.L.P.Brief description for the Index: Block 135 Lots 107A, 108ATHIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_ 20 08, by and between

## GRANTOR

RANDOLPH N. VANCE, EXECUTOR;  
 RANDOLPH N. VANCE, AND WIFE,  
 JOYCE VANCE;  
 JOSEPHINE VANCE AVERY, AND  
 HUSBAND, WILLIAM AVERY;  
 HORACE H. VANCE, III, AND WIFE,  
 CYNTHIA VANCE;  
 KATE VANCE HIX, AND HUSBAND,  
 GARY HIX;  
 BETTY VANCE LINEBERGER, AND  
 HUSBAND, JOSEPH LINEBERGER;  
 FRANK VANCE (SINGLE);  
 ANNA VANCE JONES, AND HUSBAND,  
 DOUG JONES

## GRANTEE

ALAN J. SOUTHARD and wife,  
 CONNIE H. SOUTHARD

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

See Exhibit A attached hereto and incorporated herein by reference.

SEE ESTATE OF THOMAS HUSKE VANCE 06E660 FORSYTH COUNTY CLERK OF COURT

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Randolph N. Vance, Executor (SEAL)  
 RANDOLPH N. VANCE, Executor  
Joyce Vance (SEAL)  
 JOYCE VANCE

Randolph N. Vance (SEAL)  
 RANDOLPH N. VANCE

SEE ADDITIONAL SIGNATURES ATTACHED

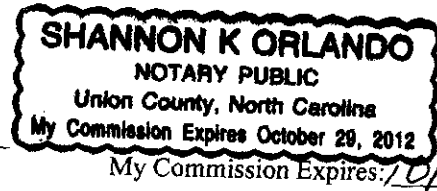
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: RANDOLPH N. VANCE AND WIFE, JOYCE VANCE AND RANDOLPH N. VANCE, EXECUTOR

Date: April 14, 2008

Shannon K. Orlando  
 Notary Public

Shannon K. Orlando  
 printed or typed name of notary public



My Commission Expires: 10/29/2012

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Date: \_\_\_\_\_

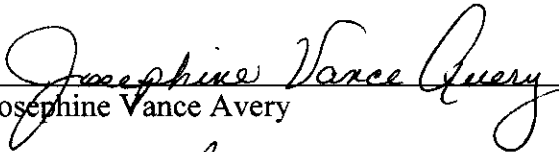
\_\_\_\_\_  
 Notary Public

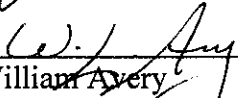
My Commission Expires: \_\_\_\_\_

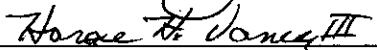
\_\_\_\_\_  
 printed or typed name of notary public


The foregoing Certificate(s) of \_\_\_\_\_ is 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, North Carolina.  
 By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

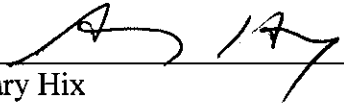
 (SEAL)  
Josephine Vance Avery

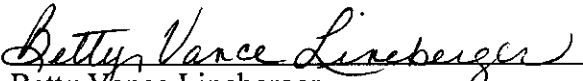
 (SEAL)  
William Avery

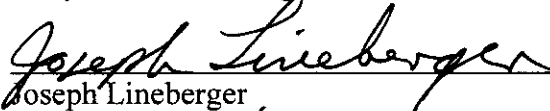
 (SEAL)  
Horace H. Vance, III

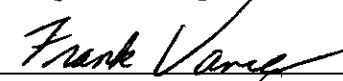
 (SEAL)  
Cynthia Vance


 (SEAL)  
Kate Vance Hix

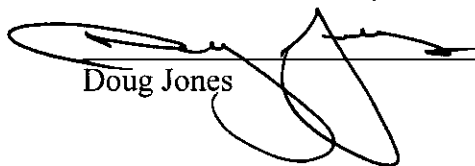
 (SEAL)  
Gary Hix

 (SEAL)  
Betty Vance Lineberger

 (SEAL)  
Joseph Lineberger

 (SEAL)  
Frank Vance

 (SEAL)  
Anna Vance Jones

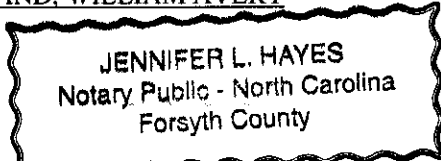
 (SEAL)  
Doug Jones

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

JOSEPHINE VANCE AVERY AND HUSBAND, WILLIAM AVERY

Date: 3/30/08



Jennifer L. Hayes  
Notary Public  
My Commission Expires: 9/30/09

JENNIFER L HAYES  
printed or typed name of notary public

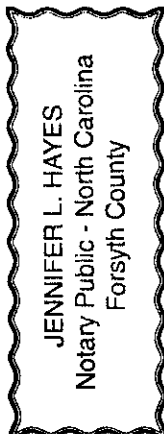
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State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: HORACE H. VANCE, III AND WIFE, CYNTHIA VANCE

H. VANCE, III AND WIFE, CYNTHIA VANCE

Date: 3/30/08



Jennifer L. Hayes  
Notary Public  
My Commission Expires: 9/30/09

JENNIFER L. HAYES  
printed or typed name of notary public

\*\*\*\*\*

State of Texas, County of Bexar

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: KATE VANCE HIX AND HUSBAND, GARY HIX

Date: April 7, 2008



J. Neill Parsons  
Notary Public  
J. Neill Parsons

printed or typed name of notary public

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State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: BETTY VANCE LINEBERGER AND HUSBAND, JOSEPH LINEBERGER.

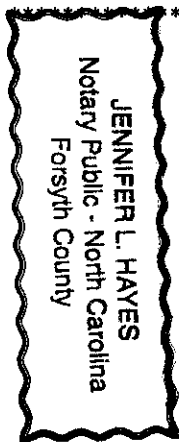
Date: 4/21/08

Notary Public

My Commission Expires: 11/21/2008

Jamye T. Martin  
printed or typed name of notary public

Notary Public  
North Carolina  
COUNTY OF STOKES  
JAMYE T. MARTIN



State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: FRANK VANCE, SINGLE.

Date: 5/6/08

Notary Public

My Commission Expires: 9/30/09

JENNIFER L HAYES  
printed or typed name of notary public

State of Georgia, County of Dekalb

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: ANNA VANCE JONES AND HUSBAND DOUG JONES.

Date: April 29, 2008

Notary Public

My Commission Expires: February 24, 2010

Tracy D. Kitchens  
printed or typed name of notary public

Tracy D. Kitchens  
Notary Public, Dekalb County, Georgia  
My Commission Expires February 24, 2010

## EXHIBIT "A"

## TRACT ONE:

BEGINNING on the south side of West End Boulevard 180 feet west of the southwest intersection of Manly Street and West End Boulevard; running thence south 15 deg. 42 min. east 51.4 feet to an iron stake; thence along a new line parallel to the right of way line of West End Boulevard south 65 deg. 37 min. west 56.13 feet, more or less, to an iron stake; thence along another new line north 25 deg. 40 min. west 50.6 feet to an iron stake on the south side of West End Boulevard north 65 deg. 37 min. east 65.5 feet to the POINT AND PLACE OF BEGINNING, same being a portion of Tax Lot 108, Tax Block 135 as set out upon the Tax Maps in the Office of the County-City Tax Supervisor as they are presently constituted and being a portion of that property conveyed by deed recorded in Deed Book 632, Page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being the same and identical property as described in Deed Book 812, Page 155, FCR.

## TRACT TWO:

BEGINNING at an old iron in the south line of West End Boulevard, said iron being South 65 deg. West 197.5 feet from the southwest corner of the intersection of West End Boulevard and Manley Street and said beginning point being the northwest corner of the lot formerly owned by W. B. Hawkins as shown on a plat prepared by J.E. Ellerbe September 10, 1928, and attached hereto; running thence along the south line of West End Boulevard North 65 deg. East 85 feet to a point; thence on a new line South 15 deg. 40 min. East to a new corner in the south line of said lot formerly the property of W.B. Hawkins; thence along said south line, South 72 deg. 30 min. West to the southeast corner of said lot formerly owned by W.B. Hawkins; thence along the west line of said lot North 15 deg. 40 min. West 40 feet to the PLACE OF BEGINNING, the same being a part of the property conveyed to John F. Longinotti and wife, Marilouise M. Longinotti by deed recorded in Deed Book 1013, at Page 921, in the Forsyth County Registry.

Being the same and identical property as described in Deed Book 1017, Page 612, FCR.