

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	
Parcel Identifier NoVerified by By:	County on theday of, 20
original to gruntee	
Mail/Box to: GRANTEES: 6020 VALCE	ROAD, KERNERSVILLE, NC 27284
This instrument was prepared by: Larry Gene Roh	uts
Brief description for the Index:	
THIS DEED made this / 8 day of	2008, by and between
GRANTOR	GRANTEE
LARRY GENE ROBERTS, II	LARRY GENE ROBERTS DONNA BOWDEN ROBERTS
JESSICA BUTLER ROBERTS	00/01//1 5000 - 10 10 10 10 10 10 10 10 10 10 10 10 10
The designation Grantor and Grantee as used herein shall inclusingular, plural, masculine, feminine or neuter as required by co	de said parties, their heirs, successors, and assigns, and shall include ontext.
and by these presents does grant, bargain, sell and convey unto th	aid by the Grantee, the receipt of which is hereby acknowledged, has be Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as
CONTAINING 2.124 acres more or less (plus an eas attached hereto and incorporated herein by reference.	ement) and being more particularly described on Exhibit A
SUBJECT TO conditions, restrictions, and easements prorated as of the date of closing.	or record, if any, and 2006 ad valorem taxes which have been
The property hereinabove described was acquired by Grantor by	y instrument recorded in Book 2482 page 2543.
A map showing the above described property is recorded in Pla	t Book

Book 2845 Page 1335

TO HAVE AND TO HOLD the aforesaid lot or percel 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 encombrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

		comp come patients I sup
(Entity Name)		LARRY GENE ROBERTS II
()	·	CIVE ROBERTS 4
Ву:		JESSICA BUTLER ROBERTS
Title:		JESSICA BUTLER ROBERTS
Ву:		SEAD (SEAD)
Title:		
Ву:	•	CT14T3
Title:		(SW)
State of North Carolina - County of	-orsytl	
Liberndenigued No	ary Public of the County and State afor	essid, certify that LIRRY-G-Robe 5 Tpersonally
JANICAD BURNET DEFore me	his day and acknowledged the due ex	ecution of the foregoing instrument for the porposes al this 18 day of July 2008
Forsylla County) rices tith rains sint (400min) sintis of so	To day of Section 2005
State of North Carolina My Governmenton Regime: 145-2010.2	b/ <i>0</i>	senice D. Bing
My Continued		Notary Public
I, the undersigned No	tary Public of the County and State af	foreseid, certify that JESICA BUTLER ROBER
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EXHIBIT A

BEGINNING at an iron located in the Southwest corner of Lot 16 and the Northwest corner of Lot 15 of Sheffield Place, Phase II as shown on Plat recorded in Plat Book 46, Page 9, Forsyth County Registry; thence with the West line of Lot 15 of Sheffield Place South 01 deg. 07 min. 32 sec. East 96.69 feet to an iron located in the Southwest corner of Lot 15 and the Northwest corner of Lot 14 of Sheffield Place; thence with the West line of Lot 14 South 01 deg. 05 min. 27 sec. East 93.72 feet to a new iron; thence South 88 deg. 52 min. 48 sec. West 388.46 feet to an iron located in the East line of the Phillip Kerry Venable property commonly known as Tax Lot 9M, Block 542 of the Forsyth County Tax Maps; thence with Venable's East line North 06 deg. 01 min. 53 sec. East 250 feet to an iron located in the Southwest corner of the Charles H. Roberts, Jr. property as described in deed recorded in Book 2543, Page 2545, Forsyth County Registry; thence with Roberts' South line North 88 deg. 52 min. 48 sec. East 357.30 feet to an iron located in the West line of Lot 16 of Sheffield Place; thence South 01 deg. 11 min. 41 sec. East 57.65 feet to an iron in the point and place of BEGINNING and containing 2.124 acres more or less according to a survey dated June 3, 2004 for Larry Gene Roberts, II by Wayne T. Sims, RLS and bearing job number 11202-3. Reference is hereby made to said survey for a more particular description.

Together with and subject to a thirty foot perpetual nonexclusive easement for access (ingress, egress and regress) and utilities to and from Heathbrook Lane along a portion of the East line of the above described property and said easement is described as follows:

BEGINNING at an iron marking the Southwest corner of Lot 19 of Sheffield Place Phase II as shown on Plat recorded in Plat Book 46, Page 9, Forsyth County Registry and also marking the Northwest terminus of Heathbrook Lane; thence from said iron South 01 deg. 10 min. 14 sec. East 50.96 feet to an iron located in the Northwest corner of Lot 18 of Sheffield Place; thence South 01 deg. 08 min. 42 sec. East 115.28 feet to an iron located in the Northwest corner of Lot 17 of Sheffield Place; thence South 01 deg. 06 min. 11 sec. East 96.68 feet to an iron located in the Northwest corner of Lot 16 of Sheffield Place; thence South 01 deg. 07 min. 12 sec. East 39.06 feet to an iron located in the Northeast corner of the above described property; thence South 1 deg. 11 min. 41 sec. East 57.65 feet to an iron located in the Northwest corner of Lot 15 of Sheffield Place; thence South 01 deg. 07 min. 32 sec. East 96.69 feet to an iron located in the Northwest corner of Lot 14 of Sheffield Place; thence South 01 deg. 05 min. 27 sec. East 93.72 feet to an iron located in the Southeast corner of the property described above; thence South 88 deg. 52 min. 48 sec. West 30 feet to an iron; thence North 01 deg. 07 min. 43 sec. West 248.06 feet to an iron; thence North 01 deg. 07 min. 12 sec. West 296.19 feet to an iron; thence North 77 deg. 56 min. 53 sec. East 30.49 feet to an iron in the point and place of BEGINNING of this easement.

MINOR SUBDIVISION
APPROVAL
Augmont & Millown 17/13/1

Director, City-County date