

2008041600 00068

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-12-2008 01:45 PM

KAREN GORDON
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2849

PG: 1902-1903



Original to Jason Grubbs

NORTH CAROLINA WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 6888-46-7701 Verified by _____ County on the _____ day of _____, 2008
By: _____

Mail/Box to: Coltrane, Grubbs & James, PLLC, Box 114

**** Title Search neither requested nor performed ****

This instrument was prepared by: Jason T. Grubbs, P.O. Box 1062, Kernersville, NC 27285-1062

Brief description for the Index: Block 5245A, Lot 23B, Pine Knolls, Forsyth County

THIS DEED made this _____ day of _____, 2008, by and between

GRANTOR

GRANTEE

**C.A. BAILEY, JR. TRUSTEE for
C.A. BAILEY, JR. REVOCABLE DECLARATION OF
TRUST DATED SEPTEMBER 23, 1996**

**ROBERT FRANK WHEELER and wife,
MARTHA R. WHEELER**

**306 River Walk Drive
Connelly Springs, NC 28612**

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 _____, BELEWS CREEK Township, FORSYTH County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake located in the South right of way line of Bayhill Court, said iron stake being South 89° 30' East 240 feet from the southeast intersection of the right of way line of Pine Knolls Road and Bayhill Court; running thence from said beginning point with the South right of way line of said court, South 89° 30' East 60 feet to an iron stake and North 80° 30' East 20 feet to an iron stake; running thence South 29° 53' East 174.0 feet to an iron stake; running thence South 59° 12' West 102.0 feet to an iron stake; running thence North 89° 30' West 80.0 feet to an iron stake; running thence North 00° 30' East 200.0 feet to the point and place of BEGINNING. Also being known as Tax Block and Lot 5245A023B. For more information regarding back title, see Deed Book 1875, Page 0834.

Together with a septic line and septic tail line area easement recorded in Book 2703, Page 554, and re-recorded in Book 2725, Page 554, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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.

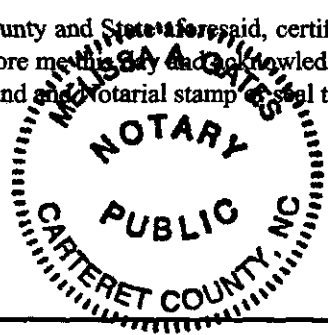
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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

C.A. BAILEY, JR. REVOCABLE TRUST _____ (SEAL)
By: [Signature] _____ (SEAL)
C.A. Bailey, Jr., Trustee

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that C.A. Bailey, Jr., as Trustee for C.A. Bailey, Jr. Revocable Trust, personally appeared before me this _____ day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of July, 2008.



[Signature]
Notary Public
My Commission Expires: Nov. 18, 2012

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 2008.

Notary Public
My Commission Expires: _____