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FORSYTH CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXTX**\$456.00**

PRESENTED & RECORDED:

09-29-2008 11:34 AMKAREN GORDON
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPTY**BK: RE 2856****PG: 1920-1923**

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 456.00

Parcel Identifier No. 6844802132.00 Verified by _____ County on the _____ day of _____, 20 _____
By: _____Mail/Box to: 2620 WILLARD ROAD, WINSTON-SALEM, NC 27107 *Grantee*

This instrument was prepared by: BUNCH & ASSOCIATES, PLLC, 514 S. STRATFORD RD. WINSTON-SALEM, NC 27103

Brief description for the Index:

THIS DEED made this 26TH day of SEPTEMBER, 20 08, by and between

GRANTOR

HOPE A. PHILLIPS, WIDOW

GRANTEE

LEWIS F. MITCHELL, JR.
AND WIFE,
DAWN P. MITCHELL

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 WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY HEREBY CONVEY, SAID PROPERTY BEING LOCATED AT 2620 WILLARD ROAD, WINSTON-SALEM, NC 27107 AND BEING KNOWN AS PARCEL ID 6844802132.00

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

A map showing the above described property is recorded in Plat 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

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.

Save and except easements and restrictions of record, if any, and 2008 ad valorem taxes.

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

(Entity Name) Hope A. Phillips (SEAL)
HOPE A. PHILLIPS

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY

SEAL-STAMP



USE BLACK INK ONLY State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that HOPE A. PHILLIPS, WIDOW 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 26th day of SEPTEMBER, 20 08.

My Commission Expires: 11/21/2009 Carolyn D. Dalton
Notary Public

SEAL-STAMP

USE BLACK INK ONLY 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 each entity, she 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 _____, 20 ____.

My Commission Expires: _____
Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____
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 first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

TRACT #1

Beginning at an iron stake located in the southwest right-of-way line of Willard Road, said iron stake being located at the northeasternmost corner of Tract 4 as shown on the Map of Property of Mollic I. Phillips, recorded in Plat Book 17, Page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina, running thence with the southwest right of way line of Willard Road, a chord distance of South 36° 53' 27" East 37.20 feet to a point and South 38° 29' East 199.46 feet to an iron stake; running thence South 67° 03' West 236.40 feet to an iron stake, said iron stake also being located at the southeasternmost corner of Tract 5, as shown on the Property of Millie I. Phillips, recorded in Plat Book 17, at Page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence with the common line of said Lots 4 & 5, North 28° 58' West 240.0 feet to an iron stake; running thence North 70° 02' East 199.47 feet to the point and place of Beginning. Containing 1.160 acres, more or less, and being all the property described in Book 1778 at Page 845.

TRACT #2

Beginning at an iron stake in the west right-of-way line of Willard Road, said iron stake also being located at the northwest corner of a lot previously conveyed by Chester Lee Phillips and wife, Mary Anne Phillips to James T. Kokkins and wife, Nancy Kokkins; running thence from said beginning point with the center of Fiddler's Creek, South 87° 03' 3" West 104.24 feet to a point and South 72° 48' 22" West 143.23 feet to a point, said point being located in the northwest corner of said Kokkins lot; running thence South 83° 49' 25" West 61.60 feet to a point; running thence South 64° 38' 08" West 62.54 feet to a point in the center of Fiddler's Creek; running thence on a new line with the property of said Chester Lee Phillips, North 26° 44' 42" West 264.16 feet to an iron stake located in the south line of H. C. Phillips property; running thence from said Phillips property and following then the south line of Larry Phillips property North 73° 14' 42" East 321.39 feet to an iron stake located in the west right of way line of Willard Road; running thence with the west right of way line of Willard Road, South 33° 30' 17" East 311.49 feet to the point and place of Beginning. Containing 2.07 acres, more or less. Being all that property described in Book 1367, at Page 1071.

This Deed is made, executed and delivered subject to an easement of ingress, egress, and regress as more fully described in the deed from Chester L. Phillips and wife, Mary S. Phillips, recorded in Deed Book 1250 at Page 1197, Forsyth County Registry, reference to which is hereby made for a more particular description of same.

TRACT #3

Beginning at an iron at the southeastern corner of the within described tract in the northern line of the grantee, said iron also being located in the southwestern corner of the property of Larry C. Phillips as described in Deed recorded in Book 1178 at Page 845; running thence with the northern line of the grantee, South $67^{\circ}03'$ West 85.06 feet to an iron, said iron being located at the northeastern corner of the property of the grantee as described in deed recorded in Book 1429 at Page 764; running thence on a new line with the grantors, North $28^{\circ}46'34''$ West 244.81 feet to an iron; running thence, North $70^{\circ}02'$ East 85.63 feet to an iron at the southwestern corner of the property of Albert K. Woods, Jr. as described in deed recorded in Book 813 at Page 254, said iron also being at the northwestern corner of the property of Larry C. Phillips referenced above; running thence with Larry C. Phillips' western line, South $28^{\circ}46'34''$ East 240.33 feet to an iron, the Beginning. Being all that property described in Book 1538, at Page 122, Forsyth County Registry.

TRACT #4

Beginning at an iron stake located in the south line of the H. C. Phillips property described in Par Book 17, page 14, said beginning point also being located at the northwestern corner of a 2.07 acre tract previously conveyed by the grantors to Sandra H. Neighbors (now owned by Hope A. Phillips), running thence from said beginning point with the property formerly owned by Neighbors, South $26^{\circ}44'42''$ East 264.16 feet to a point located in Fiddlers Creek; running thence with said creek, South $64^{\circ}38'08''$ West 390.42 feet to a point and continuing South $65^{\circ}16'28''$ West 254.65 feet to an iron stake located in the east line of the property, now or formerly owned by G. L. Cook; running thence with said Cook property, North $21^{\circ}44'56''$ West 355.26 feet to an iron stake located at a corner of the H. C. Phillips; running thence with said Phillips property, North $73^{\circ}14'$ East 623.31 feet to the point and place of Beginning. Containing 4.50 acres, more or less, as being shown on Map of Chester Phillips property, made by Danny L. Comer, Registered Land Surveyor. Being all that property described in Book 1429, Page 764, Forsyth County Registry.