

2009009089 00128

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT X

\$40.00

PRESENTED & RECORDED

03-06-2009 01:44 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2877

PG: 3633-3634

ENVELOPE

Mail deed and tax bills to Grantee: **4560 Ben Lane, Walkertown NC 27051**

Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284
(No title search or closing requested or performed by Drafting Attorney)

Excise Tax: \$40.

Brief description: **0.82 acres along Ben Lane**

NORTH CAROLINA
FORSYTH COUNTY

SPECIAL WARRANTY DEED

THIS DEED made this 6th day of March, 2009, by and between:

GRANTOR:

EARLENE C. BOWMAN and husband, CHESTER L. BOWMAN

GRANTEE:

CRISTINA NOEL OUTEN

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

BEGINNING at an iron stake on the centerline of a 50 foot street (Ben Lane), said iron stake being located at the Northwest corner of the property now formerly owned by Ronald L. Shrewsbury (Book 1499, Page 1772, Forsyth County Registry); thence from said beginning point, South 28° 38' 01" West 384.64 feet to an iron stake; thence North 21° 19' 16" West 165.00 feet to an iron stake; thence North 36° 08' 38" East 313.74 feet to an iron stake in the centerline of said street; thence with the centerline of said street, South 40° 33' East 91.85 feet to an iron stake, marking the point and place of beginning. This description is in accordance with a survey prepared by Larry L. Callahan, RLS, entitled "Map for R. Don Cain" dated September 22, 1984, and designated as Job No. 1290-4. (The property contains approximately **0.82 acres** according to the Forsyth County tax maps.)

This is the same property as described in Book 2596, Page 4133, Forsyth County Registry and is designated as Tax PIN 6869-24-4607.00 (Block 5167, Lot 143) on the Forsyth County tax maps.

Property Address: **4560 Ben Lane, Walkertown, NC 27051**

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, except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Earlene C Bowman (Seal)
Earlene C. Bowman

Chester L Bowman (Seal)
Chester L. Bowman

North Carolina, Forsyth County

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 therein and in the capacity indicated: **Earlene C. Bowman and husband, Chester L. Bowman**

March 6th, 2009

Place notary seal below this line:

Jo Ann V. Turner
Notary Public
Print/Type Name: JO ANN V. TURNER

My Commission Expires: 11.9.2013

