

2009009811 00151
 FORSYTH CO, NC FEE \$23.00
 STATE OF NC REAL ESTATE EXT
\$66.00
 PRESENTED & RECORDED
 03-11-2009 03:25 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 ASST
BK: RE 2878
PG: 2699-2702

This instrument drafted by: John A. Richardson, III
 A Title Search May Not Have Been Performed Or Requested

After recording, mail to: **Chestley J. Hyatt and Shirley W. Hyatt**
508 South Westview Drive
Winston-Salem, NC 27103

After recording, send tax bills to: **Chestley J. Hyatt and Shirley W. Hyatt**
508 South Westview Drive
Winston-Salem, NC 27103

Tax Block: 5145 Tax Lot: 005D PIN# 6930-30-7028.00 (35.19 acres +/-) Stamps: \$60.00 {\$29,771.30}
Tax Block: 5145 Tax Lot: 114F PIN# 6839-59-6587.00 (2.0 acres +/-) Stamps: \$6.00 {\$3,078.70}

North Carolina)
)
 Forsyth County)

GENERAL WARRANTY DEED

This deed, made this the 10th day of March, 2009, by Jackie Brown Smithson and wife, Louise Franklin Smithson (f/k/a: Louise W. Franklin, widow of Joseph E. Franklin, Jr.) ["Grantors"] of Forsyth County, North Carolina to Chestley J. Hyatt and wife, Shirley W. Hyatt ["Grantees"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to him/her/them paid by the said Grantees, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantees, his/her/their heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and his/her/their heirs and assigns forever.

And the said Grantors do covenant that he/she/they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that he/she/they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever. Subject to easements, rights-of-way and restrictions of record plus current year *ad valorem* taxes.

In Testimony Whereof, the said Grantors have hereunto set his/her/their hands and seals the day and year first above written.

Jackie Brown Smithson (SEAL)
Jackie Brown Smithson

Louise Franklin Smithson (SEAL)
Louise Franklin Smithson

North Carolina
Forsyth County

I, RONALD J SHORT, a Notary Public in and for FORSYTH County, State of North Carolina, do hereby certify that Jackie Brown Smithson personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 10 day of March, 2009.

Ronald J Short (seal)
Notary Public

My Commission Expires: 12-2-10 SEAL

North Carolina
Forsyth County

I, RONALD J SHORT, a Notary Public in and for FORSYTH County, State of North Carolina, do hereby certify that Louise Franklin Smithson personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 10 day of March, 2009.

Ronald J Short (seal)
Notary Public

My Commission Expires: 12-2-10 SEAL

C. Norman Holleman, Register of Deeds for Forsyth County, North Carolina by: _____

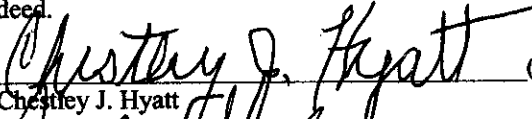
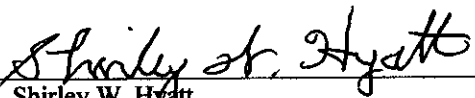
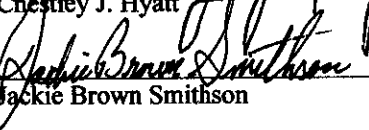
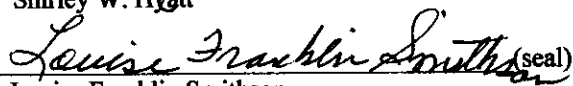
EXHIBIT A

Scrivener's Note: Tract 1 and Tract 2 as described below are the remaining portions of a 143.76 acre tract conveyed to Joseph E. Franklin, Sr. and wife, Louise W. Franklin plus Chestley J. Hyatt and wife, Shirley W. Hyatt at Deed Book 1230, Page 1148; F.C.R. on 9 March 1978. Following her husband's death, Louise W. Franklin married Jackie Brown Smithson without deeding the below described properties into the marital name.

To resolve ownership matters between Louise Franklin Smithson (f/k/a: Louise W. Franklin) and Chestley J. Hyatt and wife, Shirley W. Hyatt, the below described properties are hereby conveyed solely into the name of Chestley J. Hyatt and wife, Shirley W. Hyatt.

No survey is known to exist of the remainder tracts described below.

By their signatures below, the parties affirm the above statements and agree that **the descriptions used below are subject to an accurate survey**; however, the property described below, by use of the surrounding lots and current tax identification numbers to define the conveyed Tract 1 and Tract 2 to a degree of reasonable certainty that can be calculated, is a good faith conveyance of all the real property intended by this deed.

 (seal)	 (seal)
Chestley J. Hyatt	Shirley W. Hyatt
 (seal)	 (seal)
Jackie Brown Smithson	Louise Franklin Smithson

Tract 1 [Tax Block: 5145 Tax Lot: 005D PIN# 6930-30-7028.00 (35.19 acres +/-)]

Tract 1 is a 35.19 acre, more or less tract, currently known in the Forsyth County tax records as **Tax Block: 5145 Tax Lot: 005D PIN# 6930-30-7028.00**. A portion of Tract 1's Northern line is adjacent to the public road, Shiloh Church Road that runs towards Tract 1's Northeastern line as shown on current Forsyth County tax maps. Beginning along Tract 1's Northeastern, Tract 1 is bordered by the following properties in a clockwise motion:

1. **Tax Block: 5145 Tax Lot: 004A PIN# 6930-40-7573.00**
Property of: Bobby Lee Palmer and wife, Patricia W. Palmer
Deed Book 1230, Page 1155; F.C.R.
2. **Tax Block: 5145 Tax Lot: 005C PIN# 6839-49-6538.00**
Property of: Joseph Tyree Tarlton and wife, Kathy M. Tarlton
Deed Book 2019, Page 1638; F.C.R.
3. **Tax Block: 5145 Tax Lot: 024 PIN# 6839-38-7797.00**
Property of: Robert Ross Haymore and wife, Julie T. Haymore
Deed Book 1537, Page 409; F.C.R.
4. **Tax Block: 5145 Tax Lot: 021G PIN# 6930-20-4268.00**
Property of: Chestley J. Hyatt and wife, Shirley W. Hyatt
Deed Book 1330, Page 1510; F.C.R.
5. **Tax Block: 5145 Tax Lot: 002D PIN# 6930-30-2931.00**
Property of: Kermit A. Sprinkle
Deed Book 1043, Page 404; F.C.R.
6. Shiloh Church Road.

Exhibit A – Page 2

Tract 2 [Tax Block: 5145 Tax Lot: 114F PIN# 6839-59-6587.00 (2.0 acres +/-)]

Tract 2 is a 2.0 acre, more or less tract, currently known in the Forsyth County tax records as **Tax Block: 5145 Tax Lot: 114F PIN# 6839-59-6587.00**. Tract 2's Southern line is adjacent to the public road, Shiloh Church Road that runs towards Tract 2's Western line as shown on current Forsyth County tax maps. Beginning along Tract 2's Western line, Tract 2 is bordered by the following properties in a clockwise motion:

1. **Tax Block: 5145 Tax Lot: 107 PIN# 6839-59-4689.00**
Property of: Harry E. Leake, Jr.
Deed Book 1413, Page 941; F.C.R.
2. **Tax Block: 5145 Tax Lot: 114A PIN# 6839-59-7949.00**
Property of: Nickie Paul Vrhovac and wife, Suzanne Heape Vrhovac
Deed Book 1484, Page 1320; F.C.R.
3. **Tax Block: 5145 Tax Lot: 114D PIN# 6839-59-8577.00**
Property of: Khurum A. Khan and wife, Saira B. Khan
Deed Book 2833, Page 1476; F.C.R.
4. Shiloh Church Road.