

2009010045 00032

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$147.00**

PRESENTED & RECORDED:

03-13-2009 09:47 AMC. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
ASST**BK: RE 2878****PG: 3898-3900****ENVELOPE**
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 147.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Donato & Grewal, LLP, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: 6221 JUDGE CLEMENT ROAD

THIS DEED made this 12th day of March, 2009, by and between**GRANTOR**Donald Wayne Cox and wife,
Dana C. Cox
PO Box 10005
Denton, NC 27239**GRANTEE**Henry Charles Jones, unmarried
6221 Judge Clement Road
Walkertown, NC 27051

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 Walkertown, Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2866 page 0640.

A map showing the above described property is recorded in Plat Book _____ page _____.

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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 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: All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

(Entity Name)

Donald Wayne Cox (SEAL)
Donald Wayne Cox

By: _____
Title: _____

Dana C. Cox (SEAL)
Dana C. Cox

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

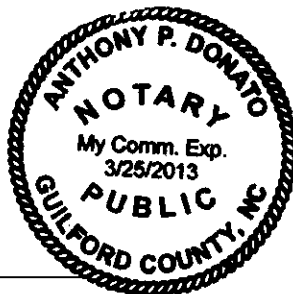
(SEAL)

Acknowledgement pursuant to NCGS Sec. 10B-41(a)

STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

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: Donald Wayne Cox and Dana C Cox.

Date: 3/12/2009



(Official Seal)

Anthony P. Donato
Notary Signature

ANTHONY P DONATO
Notary's Name (Typed or Printed)

My Commission Expires: 03/25/2013

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

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 the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

Exhibit "A"
(6221 Judge Clement Road)

BEGINNING at an iron on the western right-of-way line of Judge Clement Road, southeastern corner of the James H. Fair property (see Will Book 74E, Page 751); said beginning point being further known and designated as a point along said right-of-way line North 22 deg. 24 min. 32 sec. West 99.88 feet from an iron, iron marking the northeastern corner of the Bobby L. Perry property (see Deed Book 1907, Page 1525, Forsyth County Registry); **FROM SAID BEGINNING POINT** thence continuing with the western line of said Judge Clement Road South 22 deg. 24 min. 32 sec. East 99.88 feet to the aforementioned iron, northeastern corner of said Perry property; thence continuing with the northern line of said Perry property South 79 deg. 2 min. West 343.80 feet to an iron in the eastern line of Ford Consumer Finance Company, Inc. property (see Deed Book 1888, Page 2418; Forsyth County Registry); thence continuing with the eastern line of said Ford property North 0 deg. 29 min. 26 sec. West 100.10 feet to an iron, southwestern corner of said Fair property; thence continuing with the south line of said Fair property North 79 deg. 8 min. East 305.78 feet to the point and place of **BEGINNING**, containing 0.732 acres, more or less, according to the a survey prepared by Larry Lerue Callahan,^{III} RLS L-2499, dated April 16, 1998.

Being the same and identical property as described in Deed Book 883, Page 158, Forsyth County Registry.

Tax Lot 11, Block 5177, Forsyth County/City Tax Maps