



2009055412 00057

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT

\$84.00

PRESENTED & RECORDED:

12-29-2009 12:38:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: B. CAMPBELL

DPTV

BK: RE 2927

PG: 803-805

RECORDING TIME

DRAFTED BY: Gordon W. Jenkins
Attorney at Law

#108

NO TITLE SEARCH REQUESTED OR PERFORMED

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: Lot: Parcel Identifier No.

Property Address:

Mail after recording to: Gilbert H. Hine, Jr. 9650 West market St, Kernersville, NC 27184

Mail future tax bills to: Gilbert H. Hine, Jr. 9650 West market St, Kernersville, NC 27184

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of December, 2009, by and between

GRANTOR

David Edgar Hine, unmarried

GRANTEERuth H. Cavanaugh, Gilbert H. Hine, Jr. and
Dorcas G. Miller, as tenants in common

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, in consideration of (\$10.00 & OVC) \$10.00 & OVC to him 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 of his interest (believed to be a 25% undivided interest) in that certain lot or parcel of land in, Forsyth County, North Carolina, more particularly described as follows:

- See Exhibit "A" attached hereto and made a part hereof -

SUBJECT TO EASEMENTS and restrictions of record, if any and 2009 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Book 1931, Page 1239.

TO HAVE AND TO HOLD the aforesaid interest in that 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 his interest of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

David Edgar Hine (seal)
David Edgar Hine

_____ (seal)

State of North Carolina, County of Forsyth

I Joyce B. Duggins, a Notary Public for Forsyth County, North Carolina do hereby certify that the following person(s) appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license ; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **David Edgar Hine**

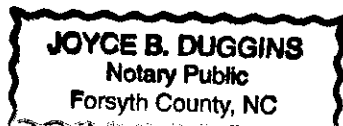
WITNESS my hand and official stamp or seal, this 29th day of December, 2009.

(Official Seal)

Signature of Notary

Printed Name of Notary

My Commission Expires:



Joyce B. Duggins
Joyce B. Duggins
2-22-2011

Exhibit "A"

Tract I:

Beginning at a stone the Southwest corner of the tract of J.L. Hine corner; thence with his line N. 5 degrees W. 3.73 chains to an iron stake on the Southeast side of the Ridgewood Road; thence with the Southeast side of the road N. 53 degrees East 1.83 chains to an iron stake on the side of the road; thence a new line S. 25 ½ degrees East 5.74 chains to an iron stake in Paul Hine line; thence with his line N. 87 degrees W 3.48 chains to the Beginning; containing 1/1/4 (one and one-fourth acres) more or less.

Tract II:

Beginning at an iron stake located in the south right-of-way of Ridgewood Road, said Beginning point being located at the northwest corner of the grantees' property; running thence with the present line of the grantees' property, South 4 degrees 01 minutes 40 seconds East 232.99 feet to a stone; running thence with the south line of the grantees' property, South 84 degrees 58 minutes 30 seconds East 98.64 feet to an iron stake; running thence South 85 degrees 54 minutes 30 seconds East 130.86 feet to an iron stake; running thence South 85 degrees 28 minutes 47 seconds East 91.08 feet to an iron stake; running thence South 05 degrees 00 minutes West 350.85 feet to an iron stake located in the center of a 30-foot access and utility easement hereinafter referred to; running thence with said easement, North 85 degrees 00 minutes West 420.00 feet to an iron stake, and continuing with said easement, North 05 degrees 15 minutes 04 seconds West 454.91 feet to an iron stake located in the south right-of-way line of Ridgewood Road; running thence with the south right-of-way line of said road, North 52 degrees 46 minutes 50 seconds East 194.22 feet to the point and place of BEGINNING. Containing 4.27 acres, more or less, and being a part of Lots 9 and 10, Block 2638, as shown on the Forsyth County Tax Maps.

The grantors do hereby specifically reserve a 15-foot strip along the south and west sides of the above-described 4.27 acre tract for the purposes of establishing a 30-foot access and utility easement. The grantors do also hereby grant and convey to the grantees the right to use a strip 15 feet in width adjoining the west and south lines of the above-described 4.27 acre tract for access to and from Ridgewood Road and for the installation and maintenance of utilities. Said easement shall be appurtenant to and a part of the above-described property and shall be for the benefit of the grantors, the grantees and their heirs, assigns and successors in title. Said easements both reserved and granted herein shall be permanent in nature and be appurtenant to the respective parties' properties and are non-exclusive in nature.