



**2009055509 00153**  
 FORSYTH CO, NC FEE \$31.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 12-29-2009 03:54:00 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: PATSY RUTH DAVIS  
 DPTY

**BK: RE 2927**  
**PG: 1615-1619**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 (no taxable consideration)

Tax Parcel Identification Nos.: 5892-35-8453.00; 5892-35-8646.00; 5892-54-2453.00; 5892-64-0758.00; and 5892-45-7067.00

Mail/Box to: Box # 36

This instrument was prepared by: Julian P. Robb, Attorney. Deed preparation only - no title opinion rendered.

Brief description for the Index:

THIS DEED made this 28<sup>th</sup> day of December, 20 09, by and between

GRANTOR	GRANTEE
GEORGE E. WILSON and wife, ELEANOR F. WILSON, Successors-in-interest to both OPAL B. WILSON, deceased, and JAMES LEE PHELPS, deceased  245 Sparks Road Advance, NC 27006	GEORGE E. WILSON and wife, ELEANOR F. WILSON  245 Sparks Road Advance, NC 27006

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

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

**Tracts 1 through 4 of the property hereinabove described were acquired by Grantor by devise under the Will of Opal B. Wilson - see Forsyth County Estate File No. 05 E 1957; see also the deeds recorded in Book 488, Page 15; Book 1297, Page 1406; Book 1297, Page 1412; and Book 1297, Page 1404, Forsyth County Registry.**

**Tract 5 of the property hereinabove described was acquired by Grantor under the laws of intestate succession from James Lee Phelps, who originally acquired Tract 5 by deed recorded in Book 782, Page 387 of the Forsyth County Registry. See the deed recorded in Book 2701, Page 3700 for further back title information on Tract 5.**

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: subject to all applicable easements, covenants and restrictions of record.

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

George E. Wilson (SEAL)  
GEORGE E. WILSON

Eleanor F. Wilson (SEAL)  
ELEANOR F. WILSON

State of North Carolina - County of Forsyth

I, Rebecca L. Smitherman, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that George E. Wilson and wife, Eleanor F. Wilson, either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

WITNESS my hand and notarial seal, this 28<sup>th</sup> day of December, 2009.

Rebecca L. Smitherman  
Notary Public  
Name: Rebecca L. Smitherman  
My Commission Expires: July 4, 2014

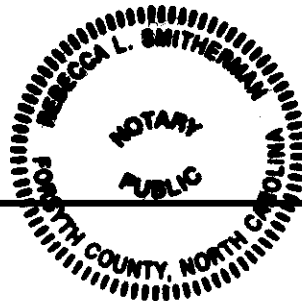


EXHIBIT "A"  
PROPERTY DESCRIPTIONS

TRACT 1

Beginning at a stone in the property line of B.D. Brewer, said stone being corner of B.D. Brewer, E.P. Mullican and R.E. Phelps properties, and running North 72° 45' East 734.5 feet with property line of B.D Brewer and R.E. Phelps to a stake on Clemmons-Lexington road; thence North 20° 45' West 100 feet with R.E. Phelps and B.D. Brewer's line to a stake on said road; thence South 72° 45' West 731 feet to stake in B.D. Brewer and E.P. Mullican's line; thence South 18° 20' East 100 feet to place of beginning, containing 1.7 acres, more or less.

Being the same property as described in the deed recorded in Book 488, Page 15, Forsyth County Registry and being otherwise known as Forsyth County Tax Parcel No. 5892-35-8453.00.

TRACT 2

BEGINNING at an iron in the Western right of way line of Hampton Road, said point also being in the line of the Robert E. Brewer property described in Book 1297, Page 1408, in the Forsyth County Registry; thence with Brewer's line South 75° 24' 11" West 642.20 feet to an iron in the Gravely Corporation line and a corner with Brewer; thence with Gravely's line South 13° 11' 13" East 310.08 feet to an iron and a corner with the Opal B. Wilson property described in Book 488, Page 15, in the Forsyth County Registry; thence with Wilson's line North 75° 43' 05" East 686.68 feet to an iron in the Western right of way line of Hampton Road, a corner with Wilson; thence with the Western right of way line of Hampton Road North 18° 11' 13" West 309.83 feet to the POINT AND PLACE OF BEGINNING, containing 4.728 acres, more or less, as surveyed by Dan Comer, Registered Land Surveyor on October 17, 1979, and being referenced as a part of Tax Lot 13B, Tax Block 4209, Forsyth County Tax Maps.

Being the same property as described in the deed recorded in Book 1297, Page 1406, Forsyth County Registry, and being otherwise known as Forsyth County Tax Parcel No. 5892-35-8646.00.

TRACT 3

BEGINNING at a point, said point also being the Northwestern corner of the Robert E. Brewer property described in Book 1297, Page 1410, and thence with Brewer's Western line South 14° 28' 40" East 565.0 feet to an iron, a corner with the Robert E. Brewer property; thence with Brewer's Southern line North 82° 59' East 298.41 feet to an iron in the Beulah Phelps line and the Southeastern corner of the hereinbefore-mentioned Robert E. Brewer property; thence with Phelps' line South 06° 39' 50" East 432.46 feet to an iron in the Northern right of way line of the Southern Railroad; thence with the

Railroad's right of way South 63° 55' 50" West 303.27 feet to an iron in the Jean Caudle Hooker line; thence with Hooker's line North 14° 28' 40" West 1066.31 feet to a rock in the J. Lee Phelps line, said point being the Northwest corner of the within described tract and running thence with Phelp's line, North 51° 25' 40" East 65.73 feet to the POINT AND PLACE OF BEGINNING containing 5.06 acres, more or less, as surveyed by Bennett Surveying Company January 10, 1980, the same being referenced as part of Tax Lot 35B, Tax Block 4209, Forsyth County Tax Maps.

Being the same property as described in the deed recorded in Book 1297, Page 1412, Forsyth County Registry.

SAVE AND EXCEPT from the above-described property the tract described in the deed recorded in Book 2679, Page 1440, Forsyth County Registry.

The above-described tract being otherwise known as Forsyth County Tax Parcel No. 5892-54-2453.00.

#### TRACT 4

BEGINNING at a stone J.S. Phelps corner in Hanes line running South 2 ½° East 1078 feet to a stone W.H. Harts Corner South of Railroad; thence with Davis line West 602 ½ feet to a stone in G.W. Phelps line; thence with said Phelps line North 3 ½° West 937 feet to an Elm tree in J.S. Phelps line; thence with J.S. Phelps line North 82° East 624 feet to the BEGINNING containing 14.18 acres, more or less, EXCEPTING about two (2) acres, which belongs to the Southern Railway Company

Description taken from deed dated April 25, 1928, from Heirs at law of U. A. Phelps (deceased) to Mollie P. Brewer and recorded on May 4, 1928 in Book 296, Page 169, Forsyth County Registry.

Being the same property as described in the deed recorded in Book 1297, Page 1404, Forsyth County Registry.

SAVE AND EXCEPT from the above-described property the tract described in the deed recorded in Book 2679, Page 1446, Forsyth County Registry.

The above-described tract being otherwise known as Forsyth County Tax Parcel No. 5892-64-0758.00.

#### TRACT 5

BEGINNING at an iron in the east margin of Hampton Road (Old Lexington-Clemmons Road) said point being the southwest corner of Lot No. 39, the property of J. U. Phelps; running thence along the south margin of Lot No. 39 North 79° 00' East 2010 feet to a point; thence running South 00° 32' West 363 feet to a point the northeast corner of Lot No. 37 as shown on Forsyth County Tax Map; thence running South 82° 00' West 1432

feet to a point; thence running South 51° 10' West 576 feet to an iron stake in the East margin of Hampton Road (Old Lexington-Clemmons Road); thence along the East margin of Hampton Road (Old Lexington-Clemmons Road) the following chord courses and distances: North 4° 27' East 308 feet to a point, North 29° 30' West 250 feet to an old iron and point, the place of beginning. Being a tract of land containing 15.25 acres and being known as Lot 38, Block 4209 as shown on the Forsyth County Tax Map and shown on survey prepared by J.E. Ellerbe, C.E. dated January 15, 1959.

Being the same property as described in the deed recorded in Book 782, Page 387, Forsyth County Registry.

SAVE AND EXCEPT from the above-described property the tracts described in the deeds recorded in Book 1285, Page 987, and Book 2701, Page 3700, Forsyth County Registry.

The above-described tract being otherwise known as Forsyth County Tax Parcel No. 5892-45-7067.00.