

**2010019687 00072** FORSYTH CO, NC FEE \$22.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
05-27-2010 10:37:00 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DITY

BK: RE 2947 PG: 3459-3460

## NORTH CAROLINA NON-WARRANTY DEED

Parcel Identifier NoBy:	Verified by	County on the day of, 20
Mail/Box to: Grantee		
This instrument was prepared by: G. Wilson N 27101	Martin, Jr., attorney-a	t-law, 301 N. Main Street, Suite 2200, Winston-Salem, NC
Brief description for the Index:		
THIS DEED made this 25 day of	May	, 2010, by and between
GRANTOR		GRANTEE
RUSSELL L. BERNTHAL and wife, LISA K. BERNTHAL 2720 Forest Drive Winston-Salem. NC 27104		RUSSELL L. BERNTHAL and wife, LISA K. BERNTHAL 2720 Forest Drive Winston-Salem, NC 27104

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 Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Lying in Winston Township of Forsyth County, N.C. and commencing at a 1" existing iron found being located in the west right of way of North Westview Drive between Reynolds Drive and Forest Drive, being located approximately 210.97 feet from the intersection of the south right of way of Forest Drive and the west right of way of North Westview Drive, being located at the northeast corner of Block 1438, Tax Lot 201C (parcel number 6815-88-4746), being located at the southeast corner of Block 1438, Tax Lot 110A (parcel number 6815-88-9798), and being the point and place of COMMENCEMENT;

Running thence North 68 degrees 18 minutes 21 seconds West for a distance of 396.13 feet to a 1" existing iron pipe at the northwest corner of property purchased by Grantor from the W.N. Reynolds Residuary Trust by instrument recorded in Book 2747 page 3425, also located at the southwest corner of property purchased by Grantor by instrument recorded in Book 1859 page 2987, said property being Lot 108 as described on a map entitled "A Revised Map of Westview, Winston-Salem, N.C. Section 1" made by J.E. Ellerbe, Civil Engineer, dated March 1923, and recorded in Plat Book 3, Page 55A, Forsyth County Registry (the "Westview Map"), point and place of BEGINNING.

Excise Tax: \$0.00—NO TAXABLE CONSIDERATION

## Book 2947 Page 3460

THENCE in a northeastern direction with the common line be Map for a distance of 200.00 feet, the northwest corner of THENCE in a southeastern direction with the southern right "Westview Drive (East)" on the Westview Map) for a distance THENCE in a southwestern direction with the common line be Map for a distance of 200 feet to a 1/2" existing iron pip THENCE South 18 degrees 43 minutes 09 seconds West for a d THENCE North 76 degrees 28 minutes 10 seconds West for a d THENCE North 18 degrees 43 minutes 19 seconds East for a d at the point and place of BEGINNING;	lot 108; -of-way margin of Forest Drive (designated as e of 110.00 feet, the northeast corner of Lot 108; tween lots 108 and 109 as described in the Westview e, the southeast corner of lot 108; istance of 92.75 feet to a 1/2" iron rod set; istance of 64.50 feet to a 1/2" iron rod set; istance of 44.93 feet to a 1/2" iron rod set;
The above described property contains approximately 0.75 a Kale Engineering, titled Boundary Survey Prepared For W.N. numbered 10007.	
A portion of the property herein conveyed includes the primary reside	nce of the Grantor.
The purpose of this deed is to combine property purchased by Grantor for in Book page with adjacent property previous page 2987.	from the W.N. Reynolds Residuary Trust by instrument recorded busly acquired by Grantor by instrument recorded in Book 1859
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all p fee simple.	rivileges and appurtenances thereto belonging to the Grantee in
The Grantor makes no warranty, express or implied, as to title to the p	property hereinabove described.
(SEAL)  Russell L. Bernthal  Carry of City of Follow Dennis and Public of the County or City of Bernthal personally appeared before me this day and acknowledged the county of seal this Expensed. With the county of seal this Expenses of of Seal thi	The Courty  Onvideo of Conty and State aforesaid, certify that Russell L. he due execution of the foregoing instrument for the purposes
I, the undersigned Notary Public of the County or City of Bernthal personally appeared before me this day and acknowledged therein expressed. Witness my hand and Notarial stamp or seal this 2  My Commission Expires: October 14, 2012  (Affix Seal)	and State aforesaid, certify that Lisa K. he due execution of the foregoing instrument for the purposes

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