



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
DPTY

BK: RE 2947
PG: 3459-3460

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00—NO TAXABLE CONSIDERATION

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

Mail/Box to: Grantee

This instrument was prepared by: G. Wilson Martin, Jr., attorney-at-law, 301 N. Main Street, Suite 2200, Winston-Salem, NC 27101

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

RECORDED

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 2947 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.

THENCE in a northeastern direction with the common line between lots 108 and 107 as described in the Westview Map for a distance of 200.00 feet, the northwest corner of lot 108; THENCE in a southeastern direction with the southern right-of-way margin of Forest Drive (designated as "Westview Drive (East)" on the Westview Map) for a distance of 110.00 feet, the northeast corner of Lot 108; THENCE in a southwestern direction with the common line between lots 108 and 109 as described in the Westview Map for a distance of 200 feet to a 1/2" existing iron pipe, the southeast corner of lot 108; THENCE South 18 degrees 43 minutes 09 seconds West for a distance of 92.75 feet to a 1/2" iron rod set; THENCE North 76 degrees 28 minutes 10 seconds West for a distance of 64.50 feet to a 1/2" iron rod set; THENCE North 76 degrees 28 minutes 10 seconds West for a distance of 44.93 feet to a 1/2" iron rod set; THENCE North 18 degrees 43 minutes 19 seconds East for a distance of 108.92 feet to a 1" existing iron pipe at the point and place of BEGINNING;

The above described property contains approximately 0.75 acres total and is based on a survey prepared by Kale Engineering, titled Boundary Survey Prepared For W.N. Reynolds Residuary Trust, dated 03/03/10, and numbered 10007.

A portion of the property herein conveyed includes the primary residence of the Grantor.

The purpose of this deed is to combine property purchased by Grantor from the W.N. Reynolds Residuary Trust by instrument recorded in Book _____ page _____ with adjacent property previously acquired by Grantor by instrument recorded in Book 1859 page 2987.

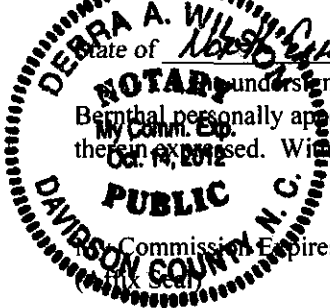
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Russell L. Bernthal (SEAL)
Russell L. Bernthal

Lisa K. Bernthal (SEAL)
Lisa K. Bernthal



I, the undersigned Notary Public of the County or City of Forsyth County and State of North Carolina, certify that Russell L. Bernthal personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of MAY, 2010.

Debra A. Wilson
Debra A. Wilson Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth County
I, the undersigned Notary Public of the County or City of Davidson County and State aforesaid, certify that Lisa K. Bernthal personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of MAY, 2010.

My Commission Expires: October 14, 2012
(Affix Seal)

Debra A. Wilson
Debra A. Wilson Notary Public
Notary's Printed or Typed Name

