



2010029714 00095

FORSYTH CO, NC FEE \$28.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

08-09-2010 12:56:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: C MCCUMMINGS

DPT

BK: RE 2958

PG: 1697-1700

Env.

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: no consideration

Parcel Identifier No. 5874-88-1351.00 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Steven J. Crowell, 7250 Pellinore Drive Pfafftown, NC 27040 ENVELOPEThis instrument was prepared by: Steven J. Crowell, attorneyBrief description for the Index: Lake RidgeTHIS DEED made this \_\_\_\_\_ 6th \_\_\_\_\_ day of August, 2010, by and between

## GRANTOR

Edith Gail Miller Phillips and  
 husband, William Richard Phillips

## GRANTEE

Lake Ridge Heritage, L.L.L.P.  
 c/o Caroline A. L. Phillips  
 363 North Stratford Road  
 Winston-Salem, NC 27104

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 \_\_\_\_\_, Lewisville Township, Forsyth County, North Carolina and more particularly described as follows:

That same tract of real property transferred to the Grantor by deed as recorded in Book 2293 Page 3178 in the Forsyth County Registry on November 1, 2002 as more fully described in Exhibit A which is attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2293 page 3178.

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

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:

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

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK INK ONLY

*Edith Gail Miller Phillips* (SEAL)  
Edith Gail Miller Phillips

*William Richard Phillips* (SEAL)  
William Richard Phillips

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

SEAL STAMP

State of North Carolina - County of Forsyth

Edith Gail

Miller Phillips

Steven J. Crowell

Notary Public

Forsyth County

State of North Carolina

My Commission Expires Feb. 22, 2013

I, the undersigned Notary Public of the County and State aforesaid, certify that Edith Gail Miller Phillips and William Richard Phillips 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 6th day of August, 2010

My Commission Expires: 02/22/2013

*Arthur J. Crowell*  
Notary Public

SEAL STAMP

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

SEAL STAMP

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.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

BEGINNING at a new iron pin set, said iron pin being located in the eastern line of the property now or formerly owned by Jack K. Barber, Jr., as described in Deed Book 1192 at Page 1792, Forsyth County Registry, said iron pin being also located the following course and distance from that existing 3/4 inch pipe located at the Northeastern corner of Lot 7, Runnymede Estates, Plat Book 26 at Page 173; running thence with the Northern boundary line of lot 7 North 85° 55' 32" 14.95 feet to 1 1/2 inch pipe located in the Northern boundary of Lot 7, Runnymede Estates, said 1 1/2 inch pipe being located at the Southeastern corner of the property now or formerly owned by Jack K. Barber, as described in Book 1192 Page 1792, Forsyth County Registry; running thence with Barber's line North 02° 40' 08" West 160.00 feet to the point and place of BEGINNING; running thence along Barber's eastern line, North 02° 40' 08" 297.85 feet to an existing one inch pipe, said one inch pipe being located in the southern boundary of the Sady H. Henning Family Limited Partnership, as described in Deed Book 2043 at Page 1207, Forsyth County Registry; running thence along the southern line of the Henning Family Limited Partnership property South 86° 09' 32" East 139.65 feet to an existing stone; running thence North 85° 22' 16" East 167.39 feet to a new iron set; running thence North 62° 00' 15" East 162.54 feet to a new iron set; running thence North 62° 00' 15" East 26.13 feet to a point located in a pond; running thence South 25° 20' 07" East 230.00 feet to a point located in said pond; running thence along the southern boundary of the Lot described herein, and along a new boundary with the property conveyed by the Grantors herein to Janet M. Ford and husband, R. Craig Ford, South 71° 52' 53" West 143.48 feet to a new iron set; running thence South 71° 52' 53" West 482.19 feet to a new iron pin, the point and place of beginning, containing 2.822 acres more or less, and being a portion of the land owned by the Grantors herein, as described in Deed Book 1370, Page 1006, Forsyth County Registry, and also being known and designated as Lot 5-B on that certain survey by Kenneth L. Foster of the Richard Dull Estate (unrecorded) dated July 18, 2002, Job No. 2750-02C, and being a portion of Tax Lot 113, Tax Block 4405, Forsyth County Tax Maps.

TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT 25 feet wide for ingress, egress and regress as follows: from the center of the Southern terminus of Lakeridge Drive in a Southwesterly direction across the dam of the Southernmost lake that straddles the common boundary line between lots 4 and 5 of the Richard H. Dull and Alma B. Dull property, to a point in said dam, said point also being a common corner with the Louise D. Miller and Albert R. Miller Property and the Nancy D. Cook and Larry L. Cook Property referred to as Lot 4 of the Richard H. Dull and Alma B. Dull Property; said point being further identified as being North 25° 45' 32" East 353.06 feet from the point in the northern boundary line of Lot 10 of Runnymede Estates, Plat Book 26, Page 173, and the southernmost intersection of Lots 5 and 4 of the Richard H. Dull and Alma B. Dull property.

ALSO CONVEYED HERewith AND SUBJECT to that certain 25 foot access and utility easement, which said easement shall be permanent, non-exclusive and appurtenant, and the center line of which is more specifically described as follows:

BEGINNING at a point, said point being located the following courses and distances from the existing one-half inch pipe located in the northwestern corner of Lot 10 of Runnymede Estates, as shown on Plat Book 26 Page 173; running thence South 85° 55' 32" East 75.13 feet to a new iron set in the said northern boundary line of Lot 10, at the southern corner of the property owned by Nancy D. Cook, as described in Deed Book 1370 at Page 1010, Forsyth County Registry; running thence North 25° 48' 07" East 185.27 feet to a point in the western boundary of Nancy D. Cook; running thence North 32° 22' 04" West 29.43 feet crossing that certain existing 25 foot access easement being described in Deed Book 1370 at page 1010, Forsyth County Registry, to a point, the center line of said easement and the point and place of BEGINNING; running thence North 32° 22' 04" West 87.74 feet to a point in said center line; running thence North 22° 58' 07" West 67.06 feet to a point; running thence North 16° 12' 28" West 132.28 feet to a point; running thence North 55° 02' 31" West 85.08 feet to a point. Said easement is more fully described on that certain survey by Kenneth L. Foster of the Richard Dull Estate (unrecorded) dated 7/18/02, identified as Job no. 2750-02C.

THE ABOVE CONVEYANCE IS SUBJECT to those access easements for the benefit of Lot 4 of the Richard H. Dull and Alma B. Dull Property, as described in that Deed to Nancy D. Cook and Larry L. Cook, recorded in Book 1370, Page 1010, Forsyth County Registry, which easements are incorporated herein by reference.