



2010032446 00269

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$350.00

PRESENTED & RECORDED:
08-27-2010 04:07:33 PM

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

BK: RE 2961
PG: 1694-1696

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No.: 5897-97-8463.00 (Block 4633, Lot 064V)

Return after recording to: Tornow & Kangur, LLP, 1340 Westgate Center Drive, Winston-Salem, NC 27103

Mail tax bills to Grantee: 4015 Yadkinville Rd. Winston-Salem, NC 27106

This instrument was prepared by: Tornow & Kangur, LLP

Brief description for the Index: .62 Acre +/- Yadkinville Rd.

Box 76

THIS DEED made this 10th day of August, 2010, by and between,

GRANTOR	GRANTEE
MARY JO BRINKLEY SOUTHERLAND, unmarried	DENNIS R. ROTHFUSS and wife
Mailing Address:	DONICE L. ROTHFUSS
<u>103 Greystone Lane</u> <u>Mt. Airy, N.C. 27030</u>	Mailing Address:
	4510 Yadkinville Rd.
	Winston-Salem, NC 27106

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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 4510 Yadkinville Rd. Winston-Salem, NC 27106

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1863, Page 3317, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page .

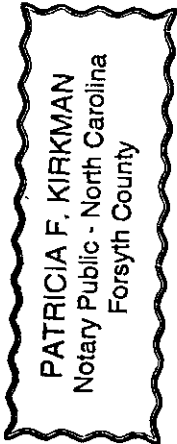
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Mary Jo Brinkley Southerland (SEAL)
Mary Jo Brinkley Southerland

____ (SEAL)



State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Mary Jo Brinkley Southerland.

Date: 8-11-10

Patricia F. Kirkman
Notary Public

My Commission Expires: 4-29-14

Patricia F. Kirkman
printed or typed name of notary public

State of _____, County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: _____ Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

EXHIBIT "A"

BEGINNING at an iron stake the northeast corner of the Charlie Martin Property at the south right of way line of Old U.S. Highway No. 421, which iron stake being North 82 degrees 35' East and 350.0 feet Northeastwardly of the intersecting right of way lines of Spicewood Drive and said Old U.S. Highway No. 421; running thence North 82 degrees 35' East with said Old U.S. Highway 135.0 feet to an iron stake, a new corner by S. C. Stimpson; thence the following two new lines with said Stimpson viz.--South 2 degrees 35' West 200.0 feet to an iron stake a new corner, and South 82 degrees 35' West 135.0 feet to an iron stake, the Northeast corner of Ray F. Cornelius 3.25 acre tract and Southeast corner of the Charlie Martin property; thence with the East line of said Martin property, North 2 degrees 35' East 200.0 feet to the point of beginning; containing 0.62 of an acre more or less; and being from a tract deeded to Sollie C. Stimpson by P. H. Stimpson and wife, Rosa V. Stimpson, June 4, 1925, and recorded in Book 308, Page 68, Office of Forsyth County Registry; and being the identical property as described in Book 1164 at Page 1635, Forsyth County Registry.