

2010032993 00002

FORSYTH CO. NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
09/01/2010 08:37:06 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 2962
PG: 411 - 413

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$230.00

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

Mail/Box to: _____

This instrument was prepared by: Wyatt Early Harris Wheeler LLP (Jason Moss)
Brief description for the Index: _____

THIS DEED made this 30th day of August, 2010, by and between

GRANTOR

GRANTEE

Charles Irvin Hutchins
and wife, Brenda Hutchins
1013 Prestwick Court, Clemmons, NC 27012
And
Allen James Hutchins
And wife, Faye Hutchins
151 Bath Lane, Mocksville, NC 27028

Stephanie L. Anderson

4401 Laura View Trail
Clemmons, NC 27012

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 _____, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See EXHIBIT "A"

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

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.

Charles Irvin Hutchins (SEAL)
Charles Irvin Hutchins

Brenda Hutchins (SEAL)
Brenda Hutchins

Allen James Hutchins (SEAL)
Allen James Hutchins

Faye Hutchins (SEAL)
Faye Hutchins

State of NC - County or City of Surry

I, the undersigned Notary Public of the County or City of Surry and State aforesaid, certify that Charles Irvin Hutchins and wife, Brenda Hutchins, Allen James Hutchins and Faye Hutchins

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 30 day of August, 2010.

My Commission Expires: 10-23-2010
(Affix Seal)



Donna S. Davis
DONNA S. DAVIS Notary Public
My Commission Expires 10-23-2010 s Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Allen James Hutchins and wife, Faye Hutchins

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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Beginning at an iron pin set at the northwest corner of NC Department of Transportation right of way in Book 2614, Page 3337, also being the southwest corner of the property in Book 1671, Page 3279, thence running along the northern right of way of NC Department of Transportation found in Book 2660, Page 1214, South 55 degrees 56 minutes 48 seconds West a curve with a radius of 1485 feet, a linear distance of 111.96 feet and a chord bearing of 111.94 feet to an iron pin set at the northwest corner of NC Department of Transportation right of way in Book 2660, Page 1214, also being the southeast corner of the property in Book 2107, Page 123, thence along the eastern boundary of the property in Book 2107, Page 123, North 22 degrees 13 minutes 59 seconds West 227.01 feet to an iron pin found, said iron pin being the northeast corner of the property in Book 2107, Page 123, and the southeast corner of the property in Book 1164, Page 1370; thence running along the eastern boundary of the property in Book 1164, Page 1370, North 22 degrees 15 minutes 00 seconds West 553.81 feet to an iron pin found in the private easement for Laura View Trail (see Book 907, Page 576, and Book 928, Page 15); thence North 51 degrees, 33 minutes 38 seconds East 197.75 feet to an iron pin found, said iron pin being the northwest corner of the property in Book 1671, Page 3279; thence running along the western boundary of the property in Book 1671, Page 3279 South 16 degrees 36 minutes 08 seconds East 817.02 feet to the point and place of beginning. This property contains approximately 2.70 acres and is shown on the Map of Survey for Stephanie Anderson prepared by Four Points Surveyors dated 8/30/10 bearing a file name of "4401 Laura View Trail."

For back reference see Book 905, Page 572, Book 1358, Page 854, and Forsyth County Estate File 09 E 1989. This property also has access to, and use of, the private drive known as Laura View Trail, as set forth in Book 907, Page 576, and Book 928, Page 15.