

**2011000580 00091**FORSYTH CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXT  
**\$120.00**

PRESENTED &amp; RECORDED:

01-05-2011 09:33:58 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

**BK: RE 2983****PG: 3733-3735**Excise Tax: **\$120***Box 103*Parcel Identifier No.: A portion of 6868-97-7716.00 or part of Block 5223 Lot 009EProperty Address: A 7.045 acre tract off Reidsville Road, Belews Creek, NC 27009Mail future tax bills to: 7917 Vance Road, Kernersville, NC 27284Mail Deed to: 7917 Vance Road, Kernersville, NC 27284This instrument was prepared by: Harold R. Crews, Attorney at Law

Brief Description for the index

A 7.045 acre tract off Reidsville Road

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made the 22<sup>nd</sup> day of December 2010 by and between

## GRANTOR

TIMOTHY M. WELBORN and wife,  
CHRISTI F. WELBORN  
5555 Reidsville Road  
Belews Creek, NC 27009

## GRANTEE

PHILLIP E. BOYDSTON and wife,  
KAREN C. BOYDSTON  
7917 Vance Road  
Kernersville, NC 27284

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 Belews Creek Township, Forsyth County, North Carolina and more particularly described as follows:

**See attached Exhibit A****The property being conveyed does not include the primary residence of at least one Grantor (Per NCGS Section 105-317.2).**

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.

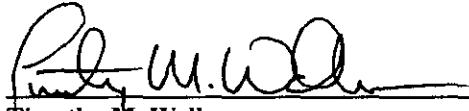
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title

against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

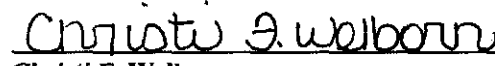
Title to the property hereinabove described is subject to the following exceptions:

EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

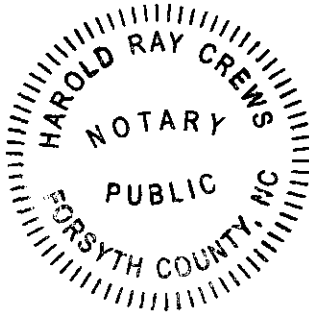
  
Timothy M. Welborn

(Seal)

  
Christi F. Welborn

(Seal)

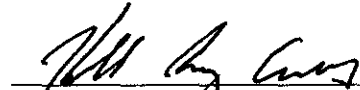
SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Harold Ray Crews, a Notary Public for Forsyth County, North Carolina, do hereby certify that Timothy M. Welborn and Christi M. Welborn, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein and on behalf of said company.

Witness my hand and official stamp or seal, this the 22<sup>nd</sup> day of December, 2010.

  
Notary Public: Harold Ray Crews  
My commission expires: 4/25/2015

## Exhibit A

BEGINNING at an existing  $\frac{3}{4}$ " iron pipe, said pipe being the eastern most corner of that property owned by Barbara M. Lundsford (see Tax Block 5223, Lot 203 and Deed Book 1724, Page 3920) and said point also being on the western right-of-way line of Reidsville Road/US 158; thence from said iron pipe along the right-of-way of Reidsville Road/US 158 North for the following four (4) courses and distances: 1) North 42-43-25 East 258.99 feet to a point; 2) thence North 43-43-04 East 149.94 feet to a point; 3) thence North 46-52-09 East 150.14 feet to a point; and 4) thence North 50-02-14 East 82.17 feet to an iron pin set, the POINT AND PLACE OF BEGINNING, then leaving the right-of-way of Reidsville Road/US 158 North 58-52-58 West 494.92 feet to a  $\frac{3}{4}$ " existing iron pipe, thence North 02-36-20 West 271.29 feet to an  $\frac{3}{4}$ " existing iron pipe, said pipe being a corner for those properties owned by Wanda M. Scott (see Tax Block 5221, Lot 143E and Deed Book 2360, Page 1124); Belews Creek Investments Ltd. (see Tax Block 5221, Lot 001A and Deed Book 1707, Page 1302) and Timothy M. & Christi F. Welborn (see Tax Block 5223, Lot 009E and Deed Book 2838, Page 2051); thence from said pipe along the property line of Welborn and Belews Creek Investments Ltd. South 85-09-31 East 352.20 feet to a stone with nail, thence South 85-25-36 East 686.92 feet along the property line of Donald E. Hamrick, Jr. & Sandra Dee Hamrick (see Tax Block 5221, Lot 011R and Deed Book 2715, Page 3895) to an  $\frac{1}{2}$ " existing iron pipe, said pipe being in the western right-of-way line of Reidsville Road/US 158; thence along the right-of-way line of Reidsville Road/US 158 the following five (5) courses and distances: 1) South 54-21-34 West 220.28 feet to a monument located 2.34 feet from a utility pole; 2) thence South 54-26-24 West 156.81 feet to a point; 3) thence South 53-45-09 West 150.53 feet to a point; 4) thence South 52-55-04 West 149.92 feet to a  $\frac{3}{4}$ " existing iron pipe; and 5) South 50-02-14 West 67.50 feet to the POINT AND PLACE OF BEGINNING. The above described tract being designated as Tract 'B' and being further described as 306,820 square feet or 7.04 acres, more or less, according to an unrecorded survey for Timothy M. Welborn and wife, Christi F. Welborn by Beeson Engineering, Inc. dated 25 August 2008 and listed as Job Number 08100.050. Said tract being a portion of that property conveyed to Timothy M. Welborn and wife, Christi F. Welborn in that deed found in Deed Book 2838 at Page 2051 in the Office of the Register of Deeds of Forsyth County and designated in the Forsyth County Tax Maps as a portion of Block 5223, Lot 009E. Being that same tract designated as Tract B on that plat recorded in Plat Book 58, Page 74 in the Office of the Register of Deeds of Forsyth County.