



2011006590 00161
 FORSYTH CO, NC FEE \$28.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 02-16-2011 03:31:53 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
 ASST

BK: RE 2990

PG: 343-346

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 (No taxable consideration)

Tax Parcel Identifier Nos.: 6868-63-5622.00 and 6868-54-7038.00

Mail/Box to: Box 36 CMK

This instrument was prepared by: Julian P. Robb, Attorney at Law

Brief description for the Index: 2 Tracts, Reidsville Road

THIS DEED made this 15 day of Feb., 2011, by and between

GRANTOR	GRANTEE
ALMA D. AMOS, Trustee of the Trust FBO Leona Jane Dillon U/W of Julius F. Dillon 5333 Reidsville Road Walkertown, NC 27051	JERRY L. AMOS, Trustee of the Amos Family Irrevocable Trust U/A dated 04/25/2006 5333 Reidsville Road Walkertown, NC 27051

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

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described _____ does ADA does not include the primary residence of the grantor.

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 applicable easements, covenants and restrictions of record.

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

Alma D. Amos Trustee (SEAL)
ALMA D. AMOS, Trustee of the Trust FBO
Leona Jane Dillon U/W of Julius F. Dillon

State of North Carolina

County of Forsyth

I, Cindy M. Kranis, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Alma D. Amos, Trustee of the Trust FBO Leona Jane Dillon U/W of Julius F. Dillon, either being personally known to me or proven by satisfactory evidence (said evidence being driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

WITNESS my hand and notarial seal, this 15 day of February, 2011.

Cindy M. Kranis
Notary Public
Name: Cindy M. Kranis
My Commission Expires: 10-23-2013



EXHIBIT "A"
PROPERTY DESCRIPTION

Tract 1:

Tax PIN: 6868-63-5622.00

BEGINNING at an iron stake on the northwest margin of U. S. Highway No. 158 which said beginning point lies S 44 degrees 00' 18" W 472.14 ft. from an iron pipe marking the northwest point of intersection of said U. S. Highway no. 158 with Belews Creek Road (S. R. 1965) and from said beginning point running thence N 45 degrees 16' 54" W 203.39 ft. to an iron pipe; thence S 54 degrees 49' 20" W 178.91 ft. to an iron pipe on the northeast margin of the farm road; thence with the margin of the said road S 39 degrees 25' 44" E 206.03 ft. to an iron pipe on the margin of U. S. Highway No. 158; thence with the margin of said road N 44 degrees 00' 18" E 201.32 ft. to the point or place of beginning containing 0.961 acres, more or less.

For back title see Deed Book 1776, Page 3230, Forsyth County Registry, and will of Julius F. Dillon of record in Forsyth County and titled 92 E 1786.

Tract 2:

Tax PIN: 6868-54-7038.00

BEGINNING at a stake in the center of the old Belews Creek Road, W.N. Linville's corner, and being the northeast corner of the N.M. Linville land; thence with W.N. Linville's line three calls: N. 87° 30' W. 426 feet to an iron stake; thence N. 45° 10' W. 450 feet to an iron; thence N. 30° W. 540 feet to an iron stake, Linville's corner on Robt. West's line; thence with West's line 2 calls: N. 85° W. 490 feet to a stake; thence N. 4° 45' E. 801 feet to a stake, J.B. Dean's corner on Robt. West's line; thence with Dean's line seven calls: N. 85° W. 918 feet to a stone on the west bank of Little Belews Creek; thence with the creek S. 32° W. 109 feet, S. 2° 30' E. 146 feet, S 23° W. 75 feet, S. 33° 30' W. 97 feet, S. 59° W. 146 feet, S. 31° W. 50 feet to a stone on the south side of a branch; thence S. 3° W. 253 feet to a stone; thence N. 84° 15' W. with the old Linville line 1088 feet to a stone, Jane Linville's line; thence with Jane Linville's line S. 5° 45' W. 898 feet to a stone, her corner, on the old Hammock line; thence with their line 2 calls: S. 85° E. 1293 feet to a stone; thence S. 6° 45' W. 870 feet to a stone, J.C. Hammock's old corner, on O.V. Neal's line; thence with his line S. 83° 55' E. 1650 feet to a stake, J. F. Dillon's corner of the 2 acre tract on Neal's line; thence with Dillon's line three calls: N. 28° 30' E. 325.4 feet to an iron stake; thence S. 38° 45' E. 447 feet to an iron stake on the north side of Highway No. 158; thence with said Highway S. 44° W. 152 feet to a stake on Neal's line; thence S. 54° E. 54 feet to a stake, the old Neal corner, now Hockaday and Dean's corner in the old Belews Creek Road; thence with Mrs. Dean's line N. 52° E. 249 feet to an iron stake in the old Belews Creek Road; thence N. 66° E. 320 feet the forks of the road; thence with the Goodwill Church Road S. 88° 30' E. 460 feet to a stake in center of the said road, J.H. Linville's corner; thence N. 3° W. passing an iron stake on the bank 700 feet to the center of State Highway No. 158; thence with said Highway S. 44° 15' W. 549 feet to the center of the Belews Creek Road; thence with said road N. 7° 15' E. 599 feet to the beginning, containing 137 acres more or less, and being the residue of the N.M. Linville place.

SAVE AND EXCEPT from the above description: 1) the tract of land described in the deed to W.N. Linville recorded in Book 524, Page 227 of the Forsyth County Registry; 2) the tract of land described in the deed to J.H. Linville recorded in Book 622, Page 303 of the Forsyth County Registry; 3) the tract of land described in the deed to Rosa Swaim Fletcher (Widow) recorded in Book 825, Page 87 of the Forsyth County Registry; 4) the tract of land described in the deed to Jerry Lee Amos recorded in Book 1307, Page 514 of the Forsyth County Registry; 5) the tract of land described in the deed to Raleigh L. Amos and Alma L. Amos, or the survivor, as Trustees for Karen Lynn Amos, a minor, recorded in Book 1307, Page 516 of the Forsyth County Registry; 6) the tract of land described in the deed to Stephen Levi Amos and wife, Ginger K. Amos,

recorded in Book 1307, Page 518 of the Forsyth County Registry; 7) the tract of land described in the deed to Malcolm C. Dillon recorded in Book 1776, Page 3228 of the Forsyth County Registry; 8) the tract of land described in the deed to Malcolm C. Dillon recorded in Book 1776, Page 3230 of the Forsyth County Registry; 9) the tract of land described in the deed to Jeffery T. Watson and wife, Karen A. Watson, recorded in Book 1813, Page 532 of the Forsyth County Registry; and 10) the tract of land described in the deed to City of Winston-Salem recorded in Book 2323, Page 1177 of the Forsyth County Registry.

For back title see Deed Book 512, Page 2, Forsyth County Registry, and will of Julius F. Dillon of record in Forsyth County and titled 92 E 1786.