



2011016075 00179

FORSYTH CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED:
 04-28-2011 04:09:17 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 2999
PG: 3409-3411

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$180.00

Parcel Identifier No. _____ Verified by _____ County on the Box 29 day of _____, 2011.
 BY: _____

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: 4536 Oakwood Circle, Winston Salem, NC 27106

THIS DEED made this the 25th day of April, 2011, by and between:

GRANTOR	GRANTEE
DAVID A. ADAMS, unmarried 238 Beaver Dam Road Asheville, NC 28804	GEORGE H. JONES, unmarried 345 College Street Rural Hall, NC 27045

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

SEE ATTACHED EXHIBIT "A"

Property Address: 4536 Oakwood Circle, Winston Salem, NC 27106 (2 Duplex Units)
 Forsyth County PIN: 6807-68-5797.00

As per NCGS § 105-317.2 the foregoing property ☐does ☒does not include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Book 1864, Page 3654.
 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:

Any Easements, Right-of-Ways and/or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

 (SEAL)
DAVID A. ADAMS

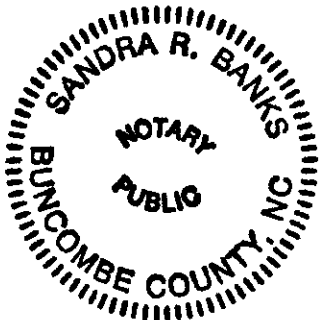

<p>Seal-Stamp</p> 	<p>State of NC – County of <u>Buncombe</u></p> <p>I, the undersigned Notary Public of <u>Buncombe</u> County and State aforesaid, certify that DAVID A. ADAMS, personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>26</u> day of April, 2011.</p> <p></p> <p>Notary Public My Commission Expires: <u>4-14-2013</u></p>
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Exhibit "A"

LYING AND BEING in Old Town Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the western right-of-way line of Oakwood Circle, the northeast corner of the property of Lee Thompson Reavis, now or formerly (Book 1629, page 4120, Forsyth County Registry; Tax Lot 37A of Tax Block 3488, Forsyth County Tax Records); running thence from said iron, North 86 deg. 38 min. 20 sec. West 300.72 feet to an existing iron pipe, the southeast corner of the property of First Church of Nazarine (Book 1167, Page 650, Forsyth County Registry; Tax Lot 35A of Tax Block 3488, Forsyth County Tax Records); running thence with the eastern line of said First Church of Nazarine, North 03 deg. 24 min. 45 sec. East 100.31 feet to an existing iron pipe, the southwest corner of the property of Justinian S. Pascu, now or formerly (Book 1837, Page 1343, Forsyth County Registry; Tax Lot 13T, of Tax Block 3488, of Forsyth County Tax Records); running thence with the southern line of said Pascu, South 86 deg. 34 min. 26 sec. East 301.06 feet to a power pole located in the western right-of-way line of Oakwood Circle; running with said right-of-way South 03 deg. 36 min. 44 sec. West 99.97 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.692 acres, more or less. Being Tax Lot 35B of Tax Block 3488 Forsyth County Tax records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc., dated 7/19/95; Job No. 8223-1 and entitled "Map for David A. Adams".