



2011020686 00018

FORSYTH CO, NC FEE \$28.00  
STATE OF NC REAL ESTATE EXT  
\$120.00

PRESENTED & RECORDED:  
06-02-2011 09:08:27 AM

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

BK: RE 3004  
PG: 2889-2892

NORTH CAROLINA  
GENERAL WARRANTY DEED

Excise Tax: \$120.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6848-84-1519.00

Mail after recording to: BOX 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 1st day of JUNE, 2011 by and between

GRANTOR

CASHION ENTERPRISES, LLC  
1380 KERNER ROAD  
KERNERSVILLE, NC 27284

GRANTEE

STEPHEN J. WOOD AND WIFE, LAURA T. WOOD  
4996 LA CREST COURT  
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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2945, Page 4458, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and referenced within this instrument.

The above described property  does  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 except for the exceptions hereinafter stated.

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

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 officer(s), the day and year first above written.

CASHION ENTERPRISES, LLC \_\_\_\_\_ (SEAL)  
(ENTITY NAME)

By: \_\_\_\_\_ (SEAL)  
Title: MANAGER

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

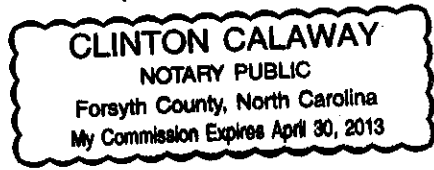
\_\_\_\_\_ (SEAL)

NORTH CAROLINA FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: MIKE CASHION AS MEMBER/MANAGER OF CASHION ENTERPRISES, LLC. Witness my hand and official stamp or seal, this the 1ST day of June 2011.

My Commission Expires: 4/30/13

\_\_\_\_\_  
Notary Public



Print Notary Name: \_\_\_\_\_

NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

**EXHIBIT "A"**

THIS REAL PROPERTY INCLUDES A MOBILE OR MANUFACTURED HOME WHICH IS PERMANENTLY AFFIXED TO THE REAL PROPERTY, AND CONSIDERED A FIXTURE THERETO, AND A COMPONENT OF THE REAL PROPERTY OF THE BORROWER/GRANTOR. BORROWER/GRANTOR, BEING THE TRUE AND LAWFUL OWNER OF RECORD OF THE MOBILE/MANUFACTURED HOME BEING MORTGAGED WITH THE REAL PROPERTY, DECLARES THAT IT IS BORROWER'S/GRANTOR'S INTENT THAT THE MOBILE/MANUFACTURED HOME LOSE ITS NATURE AS PERSONALTY AND BECOME REALTY. BORROWER/GRANTOR FURTHER DECLARES THAT THE MOBILE/MANUFACTURED HOME SHALL REMAIN PERMANENTLY ATTACHED AS A PART OF THE REAL PROPERTY AND WILL NOT BE REMOVED THEREFROM.

**MANUFACTURE DATE: 10/25/2002****SERIAL #: HDN03324705****MAKE/MODEL: OAKWOOD****HUD LABEL #: NTA1243082 & NTA1243083**

All that parcel of land lying in Middlefork Township, County of Forsyth and State of North Carolina, containing 2.250 acres, more or, less, as shown on a survey dated April 18, 1984 by Gupton-Skidmore Associates, and survey by William Franklin Tatum, PS dated 5/3/11 described more particularly as follows:

BEGINNING AT AN IRON STAKE, northwest corner of said parcel, said point being the Northeast corner of the property of Tommy M. Alphin (Record Book 1380 at Page 999) and the Northwest corner of the property of R.L. Fletcher (Record Book 1377 at Page 1151) and being the Southeast corner of the property of Stanley R. Norris (Deed Book 1189, page 666) and Southwest corner of Sunny Terrace Section One (Plat Book 26, page 22) and being located North 05° 04' 13" East 1124.83 feet from an iron stake located in the North right of way line of Day Road; and running from said place of beginning with the South line of R.L. Fletcher South 56° 40' 21" East 330.46 feet to an iron stake; running thence South 05° 01' 03" West 286.94 feet to an iron stake located in the North line of the property of Gregory D. Fox; running thence with the North line of the property of Gregory D. Fox North 73° 47' 48" West 296.90 feet to an iron stake located in the East line of the property of Tommy M. Alphin; and running thence with the East line of the property of Tommy M. Alphin North 05° 04' 13" East 386.1 feet to the BEGINNING.

Together with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land 20 feet in width and 769.06 in length leading from the Northeast corner of aforesaid 2.250 acre parcel to an access and utility easement (hereinafter described and sometimes referred to as La-Crest Court), the North line of which easement is described more particularly as follows:

BEGINNING at an iron stake, Northeast corner of aforesaid 2.250 acre parcel and running thence with the South line of the property of R.L. Fletcher South 56° 38' 52" East 679.29 feet to an iron stake located in the West line of cul-de-sac at the Northern terminus of 60 foot access easement hereafter described and

TOGETHER with a perpetual and non-exclusive right of way and easement for ingress and regress (including the right to have same traversed by public utility lines and the right to maintain same for vehicular traffic) over and across a parcel of land designated as La-Crest Court on aforesaid survey by Gupton-Skidmore Associates, said street being described as follows:

BEGINNING at iron stake located in the North right of way line of Day Road, said point being located the three (3) following courses and distances along the North right of way line of Day Road from the old Southeastern corner of the property of Powell Day with the Southwestern corner of the property of Stanley E. Norris (Deed Book 1216, page 1542, Tax Lot 111, Block 3010, Forsyth County Tax Maps); (1) North 53° 34' 53" West 658.68 feet to an iron stake; (2) North 54° 26' 49" West 106.44 feet to an iron stake; and (3) North 67° 39' 16" West on a curve to the left a chord distance of 91.43 feet to an iron stake, aforesaid point of Beginning; and running thence as a curve to the left North 00° 33' 03" East a chord distance of 137.26 feet to an iron spike; running thence North 09° 13' 09" West 398.00 feet to an iron stake; running thence on a m e to the right North 14° 03' 52" East a chord distance of 19.76 feet to an iron stake; running thence on a m e to the left North 06° 07' 59" East a chord distance of 57.01 feet to an iron stake; running thence on a curve to the left North 55° 30' 39" West a chord distance of 55.71 feet to an iron

## EXHIBIT A

(CONTINUED)

stake; running thence on a curve to the left South 63° 41' 38" West a chord distance of 55.61 feet to an iron stake; running thence on a curve to the left South 11° 13' 46" East a chord distance of 77.18 feet to an iron stake, running thence on a curve to the right South 32° 30' 10" East a chord distance of 19.76 feet to an iron stake; running thence South 09° 13' 09" East 398.80 feet to an iron stake; running thence on a curve to the right South 00° 41' 31" West \*a chord distance of 118.57 feet to an iron stake located in the North right of way line of Day Road; and running thence with the North right of way line of Day Road on a curve to the right South 8° 17' 56" East a chord distance of 60.03 feet to an iron stake, the place of BEGINNING. Aforesaid street being designated La-Crest Court of aforesaid survey.

\*Curve Data as follows; Delta = 22° 39' 08"; Tangent = 75.00'; Radius = 374.45'; and C = 147.08'.

Together with improvements located thereon; Said property is commonly known as 4955 Lacrest Court NKA 4996 Lacrest Court, Walkertown, NC 27051.