

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

PRESENTED & RECORDED: 06-29-2011 03:46:23 PM

C. NORMAN HOLLEMAN BY SANDRA YOUNG

BK: RE 3008 PG: 1771-1773

Box 128

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MAIL AFTER RECORDING TO: Grantee @ 3011 Mountain Brook Trail Winston-Salem, North Carolina 27105 THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH, Attorney at Law

Stamps: \$30.00 11-00-211

NORTH CAROLINA

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 29th day of June, 2011, by and between Virginia N. Mabe (Divorced), whose address is 7171 Gray Cedar Lane Walkertown, North Carolina 27051, GRANTOR; and Earnest Lee Ford and wife, Arnette Lavonne Ford, whose address is 3011 Mountain Brook Trail Winston-Salem, North Carolina 27105; GRANTEES.

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.

Property Address: 3011 Mountain Brook Trail Winston-Salem, North Carolina 27105

The property conveyed herein 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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

written.								
Virginian make	2	_ (SEAL)		<u> </u>				(SEAL)
Virginia N. Mabe								
NORTH CAROLINA	`							
NORTH CAROLINA)							
FORSYTH COUNTY)							
I certify that the fithat he or she voluntarily indicated: Virginia N. Witness my hand	y signed the for Mabe	egoing doc	ument	for the p	urpose si	ated ther	ein and in	the capacity
Date: 4/29	, 2011	Notary My con	Mablic mmissi	S J : Peqq on expire	, ,	h:Ha K	e) 014	-
) Not	GGY S. WHITTA ary Public - North C Stokes County ommission Expires August	KER Parolina		(SEAL)				

Exhibit "A"

Beginning at an iron stake the Northeast intersection of Baux Mountain Road and Mountain Brook Trail, thence from said point of beginning and with the Northern right of way line of Mountain Brook Trail, South 87° 00 min. East 244.47 feet to an iron stake the Southwest corner of Lot 1 as shown on the plat of section one of Laural Springs recorded in Plat Book 23, Page 33, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the West line of Lot 1, North 06° East 54.85 feet; thence North 87° West 234 feet, more or less to the Eastern right of way line of Baux Mountain Road; thence with the Eastern right of way line of Baux Mountain Road, South 16° 47 min. West 54.86 feet to the point and place of Beginning. Being known as Tax Lot 101, Block 5175 as shown on the Forsyth County Tax Map.