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FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXTX
\$30.00

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

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY SANDRA YOUNG
DPTY

BK: RE 3008
PG: 1771-1773

Box 128

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)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

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.

Virginia N. Mabe (SEAL)
Virginia N. Mabe

_____ (SEAL)

NORTH CAROLINA)
)
FORSYTH COUNTY)

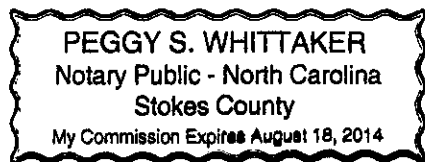
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Virginia N. Mabe

Witness my hand and official stamp or seal, this 29 day of June, 2011.

Date: 6/29, 2011

Peggy S. Whittaker
Notary Public: Peggy S. Whittaker
(Printed Name)

My commission expires: 8/18/2014



(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 $87^{\circ} 00$ 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 $16^{\circ} 47$ 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.