



2011026578 00213

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

\$256.00

PRESENTED & RECORDED:  
07-15-2011 04:01:07 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: S. GRIFFITH  
ASST

BK: RE 3010

PG: 3463-3465

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 256.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6807-65-8053.00

Mail after recording to: BOX 24

This instrument was prepared by: The Law Office of Clint Calaway

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

**GRANTOR**

CYNTHIA MATTHEWS, Heir-4135 Rosebriar Lane Winston-Salem, NC 27106  
KATHRYN VARNER fka KATHRYN MATTHEWS, Heir and husband, CHARLES VARNER—3910 Gracemont Avenue  
Winston-Salem, NC 27106

Both Heirs of the Estate of Patty A. Wilson—Estate File No. 11E519

**GRANTEE**

NICOLE L. BETZNER  
4315 Rosebriar Lane  
Winston-Salem, NC 27106

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 1147, Page 0661, FORSYTH County Registry.—See Also Estate File No. 11E519

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.

\_\_\_\_\_  
(ENTITY NAME)

Cynthia Matthews (SEAL)  
CYNTHIA MATTHEWS

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Kathryn Varner Kathryn Matthews (SEAL)  
KATHRYN VARNER fka KATHRYN MATTHEWS

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Charles Varner (SEAL)  
CHARLES VARNER

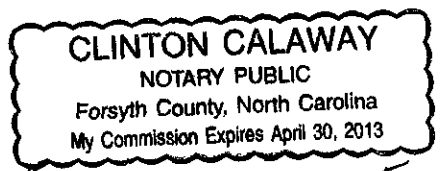
\_\_\_\_\_  
(SEAL)

STATE OF NC COUNTY OF Forsyth

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: CYNTHIA MATTHEWS Witness my hand and official stamp or seal, this the 15 day of July, 2011.

My Commission Expires: 4/30/13

[Signature]  
Notary Public  
Print Notary Name: \_\_\_\_\_

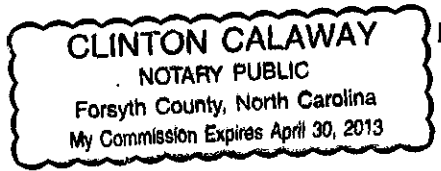


STATE OF NC COUNTY OF Forsyth

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: KATHRYN VARNER fka KATHRYN MATTHEWS and husband, CHARLES VARNER Witness my hand and official stamp or seal, this the 15 day of July, 2011.

My Commission Expires: 4/30/13

[Signature]  
Notary Public  
Print Notary Name: \_\_\_\_\_



**EXHIBIT "A"**

BEGINNING at an iron stake in the westernmost right-of-way line of Rosebriar Lane, said iron stake being the northeasternmost corner of the property deeded to Robert L. Charles and wife, Louella F. R. Charles by deed recorded in Book 1143 at page 469 in the Office of Register of Deeds of Forsyth County, North Carolina, proceeding thence with the north line of said Charles, North 83 degrees 12 minutes West 207.00 feet to a new iron stake; thence on a new line North 06 degrees 01.36 minutes East 99.22 feet to another new iron stake; thence on another new line South 83 degrees 12 minutes East 207.00 feet to another new iron stake in the aforesaid westernmost right-of-way line of Rosebriar Lane; thence with the aforesaid right-of-way line South 06 degrees 01 minute West 97.35 feet to the point of BEGINNING and being a lot carved from the eastern portion of that certain 3.52 acre parcel of land deeded to B. R. Sharpe and wife, Dene O. Sharpe in Deed Book 1041, page 1119, Office of Register of Deeds of Forsyth County, North Carolina.