



2011035617 00048

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$1.00

PRESENTED & RECORDED:
09-20-2011 11:52:15 AM

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

BK: RE 3020
PG: 1621-1623

Box 11

NORTH CAROLINA GENERAL WARRANTY DEED

<p>\$1.00</p> <p>Excise Tax</p>	<p>Recording Time, Book and Page</p>
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Tax Lot No..... Parcel Identifier No.....
Verified by Forsyth County on the ...*19th*... day of September, 2011 by

Mail after recording to: James Martin, 6498 Springdale Place, Belews Creek, N.C. 27009
This instrument was prepared by: A.L. Collins, Esq., 430 W. Mountain St. Kernersville, N.C. 27284
Brief description for the Index

THIS DEED made this *19th* day of September, 2011, by and between

GRANTOR	GRANTEE
<p>DONALD H. PEGRAM and SUSIE M. PEGRAM, Trustees under the Donald H. Pegram Revocable Trust Agreement dated July 17, 2003, and DONALD H. PEGRAM and SUSIE M. PEGRAM, Trustees under the Susie M. Pegram Revocable Trust Agreement dated July 17, 2003, each owning a one-half (1/2) undivided interest</p> <p style="text-align: center;">3557 Piney Grove Road Kernersville, N.C. 27284</p>	<p>JAMES MARTIN 6498 Springdale Place Belews Creek, N.C. 27009</p> <p>Subject Property: A Tract of Property 3574 Piney Grove Road Kernersville, N.C. 27284</p>

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.

This property is not the primary residence of the Grantors.

WITNESSETH, that the Grantor, for 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 the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

This property was acquired by Grantor by instrument recorded in Book 2705, Page 1606, Forsyth County Registry.

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 ad valorem taxes for the current year.

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

Donald H. Pegram (SEAL)
DONALD H. PEGRAM, Trustee of Donald H. Pegram Revocable Trust and Susie M. Pegram Revocable Trust

Susie M. Pegram (SEAL)
SUSIE M. PEGRAM, Trustee of Donald H. Pegram Revocable Trust and Susie M. Pegram Revocable Trust

STATE OF NORTH CAROLINA, Forsyth COUNTY:

I, Whitney E Collins, a Notary Public of Said County and State, certify that DONALD H. PEGRAM and SUSIE M. PEGRAM Grantors and Trustees, either being personally known to me or proven by satisfactory evidence (said evidence being a State-issued driver's license), personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 19 day of September 2011.

Whitney E Collins
Notary Public, State of NC
Forsyth County
No. 200908500173
My Commission Expires: 3/25/2014
(Seal)

Whitney E Collins
Notary Public
My Commission Expires: 3/25/2014

The foregoing Certificate(s) ofis/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof..... REGISTER OF DEEDS FORCOUNTY ByDeputy Assistant - Register of Deeds

EXHIBIT A

Beginning at a steel stake lying in the eastern margin of the right of way of Piney Grove Road, the southwest corner of the property deeded unto Donald H. Pegram in deed book 236 Page 213 of the Forsyth County Registry; thence the eastern margin of the right of way of Piney Grove Road, North 11 degrees 14 minutes West 210 feet to a steel stake, the northwest corner of Donald H. Pegram (DB 236 PG 213); thence continuing with the eastern margin of the right of way of Piney Grove Road, North 07 degrees 56 minutes West 176.80 feet to a stake; thence continuing with the eastern margin of the right of way of Piney Grove Road, North 06 degrees 02 minutes West, 221.88 feet to an iron, the north west corner of Lot 4 of the Alvin W. Pegram estate; thence crossing the right of way of Piney Grove Road North 60 degree 28 minutes East more or less, 58.15 feet more or less to a iron in the western margin of the right of way of Piney Grove Road; thence from said iron South 24 degrees 26 minutes East 249.22 feet to an old iron; thence South 08 degrees 48 minutes East 700 feet to a steel stake; thence South 05 degrees 37 minutes West 281.10 feet to a steel stake lying in the Western margin of the right of way of Piney Grove Road; thence crossing Piney Grove Road South 41 degrees 14 minutes West 73.22 feet to a steel stake, the point and place of beginning being all that portion of the property shown of the map of the Alvin W. Pegram Estate by Kenneth Vaughn dated 6-7-65 which lies on the western side of Piney Grove Road which was deed unto Donald W. Pegram in Deed Book 236 at Page 213, Forsyth County Registry.