

**2011050547 00246**

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-28-2011 02:31:47 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 3036**PG: 3247-3249**

Excise Tax: NTC

B₀ 103

Parcel Identifier No.: 6848-04-3911.00 or Block 3001, Lot 004P

Property Address: 4830 Westmoreland Drive, Winston-Salem, NC 27105

Mail future tax bills to: 4830 Westmoreland Drive, Winston-Salem, NC 27105

Mail Deed to: 6615 Woodmere Drive, Walkertown, NC 27051

This instrument was prepared by: **Harold R. Crews, Attorney at Law (Title Search Neither Requested Nor Performed)**

Brief Description for the index

1.03 acres, more or less, Westmoreland Drive

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 27th day of December 2011 by and between**GRANTOR****JAMES MICHAEL FLOYD and wife,
DENISE CREWS FLOYD
6615 Woodmere Drive
Walkertown, NC 27051****GRANTEE****JAMES MICHAEL FLOYD, CO-TRUSTEE and
DENISE CREWS FLOYD, CO-TRUSTEE of the
JAMES MICHAEL FLOYD FAMILY TRUST
DATED 27th DECEMBER 2011
6615 Woodmere Drive
Walkertown, NC 27051**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Attached Exhibit A**Being all that property conveyed to Grantors in that Deed recorded in Book 3033, Page 4382.****The property being conveyed does not include the primary residence
of any Grantor (Per NCGS Section 105-317.2).**

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 AND RESTRICTIONS OF RECORD, IF ANY.

RIGHT OF WAY RECORDED IN BOOK 989, PAGE 470, BOOK 806, PAGE 419 AND BOOK 786, PAGE 112.

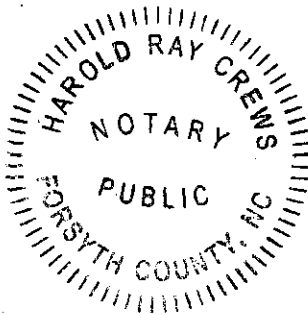
2011 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

James Michael Floyd (Seal)
JAMES MICHAEL FLOYD

Denise Crews Floyd (Seal)
DENISE CREWS FLOYD

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Harold Ray Crews, a Notary Public for Forsyth County, North Carolina, do hereby certify that James Michael Floyd and Denise Crews Floyd, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

Witness my hand and official stamp or seal, this the 27th day of December, 2011.

Harold Ray Crews
Notary Public: Harold Ray Crews
My commission expires: 4/25/2015

Exhibit A

BEGINNING at a point on the south side of Westmoreland Drive approximately 1550 feet east of the east side of Baux Mountain Road and the southwestern side of the property now or formerly owned by Harold D. Blalock; running thence along Westmoreland Drive South 56-30-00 East 103 feet to a point; thence South 08-30-00 West 319.2 feet to a point in the northern line of that property now or formerly owned by T. F. Day; thence along Day's or successor's northern line the two following courses and distances: North 33-50-00 West 177.7 feet to a point, and North 86-25-00 West 125.9 feet to a point, the southeastern side of said Harold D. Blalock's or successor's property; thence along Blalock's or successor's line North 41-00-00 East 300 feet to the place of BEGINNING, containing 1.03 acres, more or less, as surveyed by W. O. Doggett, July 29, 1958.

This property is east of Baux Mountain Road out of a tract of 129.39 acres of land conveyed by A. W. Stoltz, Jr. to E. B. Westmoreland by deed dated November 6, 1940, recorded in Deed Book 476, Page 87 in the Office of the Register of Deeds of Forsyth County, North Carolina. Being all of that property conveyed to J. L. Floyd and ux, Betty Scott Floyd in that deed recorded in Deed Book 766, Page 133, Forsyth County Registry with a plat of the above property being recorded with said deed. Further Betty Scott Floyd having passed away a widow did by her Will as found in Estate File 11E1202, Forsyth County Clerk of Court Office devise the above property to her heirs as described in that Deed recorded in Book 3033, Page 4382.