



**2012006674 00150**  
**FORSYTH CO, NC FEE \$26.00**

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
**02-15-2012 01:46:30 PM**

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

**BK: RE 3044**  
**PG: 1516-1518**

**ENVELOPE**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified By \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: Yen Thai Nguyen, 130 Eagle Glen Ct., Clemmons, NC 27012

Send Future Tax Bills to: Same as Above

This instrument was prepared by: Karen M. Wilson, Wall Esleeck Babcock LLP

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 10<sup>th</sup> day of February, 2012 by and between

GRANTOR	GRANTEE
<b>YEN THAI NGUYEN and husband,          BRIAN ELLIOTT,          A 1/3 undivided interest</b>	<b>PETERSCREEK, UNION HILL,          WYNNWOOD DRIVE, LLC          A North Carolina Limited Liability Company</b>

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 a 1/3 undivided interest all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2562, page 339, Forsyth County Registry.

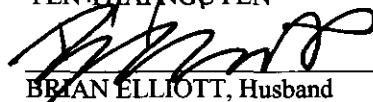
A map showing the above described property is recorded in Plat Book 1914, page 2523.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
YEN THAI NGUYEN


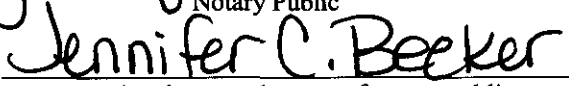
 (SEAL)  
BRIAN ELLIOTT, Husband

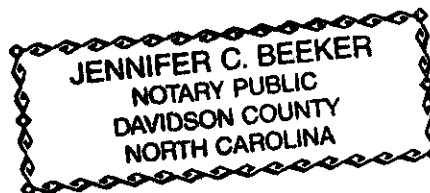
State of North Carolina, County of Forsyth

I, the undersigned, a Notary Public of the state and county aforesaid, certify that YEN THAI NGUYEN personally came before me this day and acknowledged the execution of the foregoing instrument.

Date:

2/10/12

  
Notary Public  
  
printed or typed name of notary public



My Commission Expires:



3/12/16

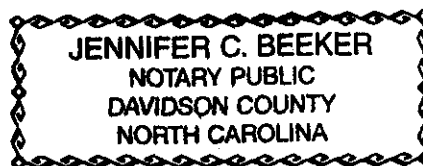
State of North Carolina, County of Forsyth

I, the undersigned, a Notary Public of the state and county aforesaid, certify that BRIAN ELLIOTT personally came before me this day and acknowledged the execution of the foregoing instrument.

Date:

2/10/12

  
Notary Public  
  
printed or typed name of notary public



My Commission Expires:

3/12/16

## EXHIBIT A

BEGINNING at a point in the southern right-of-way line of Clemmons ville Road near its intersection with the southbound exit ramp of Peters Creek Parkway, said point being marked by an iron pin at the southwestern corner of Lot 14 of Griffith School Heights, a plat of which is recorded in Plat Book 10 at Page 8 (said corner being that formed by the intersection of the eastern line of Lot 14 with the southern right-of-way line of Clemmons ville Road); thence with the eastern lines of Lots 14 through 29, North  $01^{\circ} 15' 50''$  East 270.27 feet to a point marked by an iron at the southeastern corner of Lot 30; thence along the eastern lines of Lots 30 through 33 and a portion of Lot 34 to a point marked by an iron at the southwestern corner of a parcel described in a deed recorded in Deed Book 1881 at Page 366 and designated Lot 8-K, Tax Block 3857 on the Forsyth County Tax Map; thence with the southern line of said lot, South  $72^{\circ} 44' 40''$  East 281.76 feet. (This line was described in a prior deed as running South  $72^{\circ} 08'$  East 281.78 feet to a point. Thence along the western right-of-way line of the southbound off ramp from Peters Creek Parkway South  $17^{\circ} 17' 50''$  West 584.92 feet to a point marked by an iron in the southern right-of-way line of Clemmons ville Road; thence with said line of Clemmons ville Road the following two courses and distances: South  $49^{\circ} 47' 40''$  West 95.77 feet and South  $62^{\circ} 16' 30''$  West 42.64 feet to the point and place of BEGINNING. Containing 2.81 acres more or less and being Lot 8-L of Tax Block 3856 on the Forsyth County Tax Maps dated August 1996 prepared by Gizinski Surveying Company, Winston-Salem, North Carolina.