



2012025180 00165

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$10.00

PRESENTED & RECORDED:  
06-08-2012 12:03:07 PM

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

BK: RE 3063  
PG: 3078-3080

This instrument drafted by: John A. Richardson, III [Box 117]  
A Title Search May Not Have Been Performed or Requested  
No Closing Conducted By Drafting Attorney. Consideration Paid Between The Parties.

After recording, mail to: **Newton C. Walton**  
**2856 Horton Road**  
**Germanton, NC 27019**

After recording, send tax bills to: **Newton C. Walton**  
**2856 Horton Road**  
**Germanton, NC 27019**

Tax Block: 5129    Lots: p/o 011K & 012U    PIN#: p/o 6931-40-7281.00    Stamps: \$10.00

North Carolina    )  
                              )  
Forsyth County    )

**GENERAL WARRANTY DEED**

This property is \_\_\_ is not X the primary residence of the Grantor(s).

This deed, made this the 8<sup>th</sup> day of June, 2012, by Newton C. Walton (divorced of 2856 Horton Road; Germanton, NC 27019) and Belinda A. Walton (divorced of 3382 Ridgeview Rd.; Reva, VA 22735) ["Grantors"] to Newton C. Walton, divorced ["Grantee"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration to him/her/them paid by the said Grantee, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantee, his/her heirs and assigns, a tract or parcel of land in the **County of Forsyth**, and State of North Carolina, in the \_\_\_\_\_ Township, and described as:

**SEE ATTACHED EXHIBIT A**

**The Grantors acknowledge that the drafting attorney gave no advice as to the impact of this conveyance upon their divorce; that the parties informed the drafting attorney that the parties' divorce was final with no contemplated appeal; that this deed is signed willingly at the request of the parties and that the parties either sought the advice of independent counsel prior to the execution of this deed or willingly waived the opportunity to seek such counsel.**

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and his/her heirs and assigns forever.

And the said Grantors do/does covenant that he/she/they is/are seized of said premises in fee and has/have the right to convey the same in fee simple; that the same are free from encumbrances; and that he/she/they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever. Subject to easements, rights-of-way and restrictions of record plus current year *ad valorem* taxes.

In Testimony Whereof, the said Grantors has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

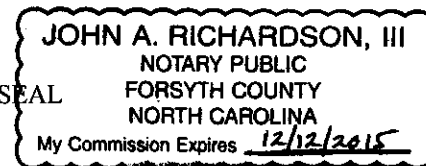
Newton C. Walton (SEAL)  
Newton C. Walton

Belinda A. Walton (SEAL)  
Belinda A. Walton

North Carolina  
Forsyth County

I, John A. Richardson, III, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that **Newton C. Walton** personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 8<sup>th</sup> day of **June, 2012**.

John A. Richardson (seal)  
Notary Public

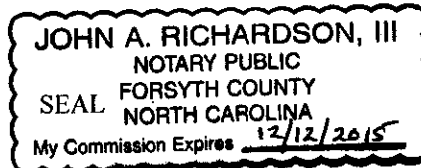


My Commission Expires: 12/12/2015

North Carolina  
Forsyth County

I, John A. Richardson, III, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that **Belinda A. Walton** personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 8<sup>th</sup> day of **June, 2012**.

John A. Richardson (seal)  
Notary Public



My Commission Expires: 12/12/2015

C. Norman Holleman, Register of Deeds for Forsyth County, North Carolina by: \_\_\_\_\_

**EXHIBIT A**

**BEGINNING** at an iron pipe in the Northeastern corner of the property of Timothy Spencer (see Deed Book 1826, Page 2691; Forsyth County Registry; being commonly known as Tax Block 5129, Tax Lot 10Q); running thence from said iron pipe, **North 57 degrees 57 minutes 27 seconds East 111.28 feet to an iron pipe** located in a 25-foot access easement per Deed Book 2703, Page 4433; F.C.R.; thence within said 25-foot access easement, **South 49 degrees 42 minutes 12 seconds East 309.98 feet to an iron pipe**; thence along the Western line of the property of Lawrence Williard (see Deed Book 2523, Page 877; F.C.R.; commonly known as Tax Block 5129, Tax Lot 402D), **South 14 degrees 18 minutes 00 seconds West 132.54 feet to an iron pipe** in the Southwestern corner of said Williard property being also a common corner with that of Daniel J. Williard (see Deed Book 3004, Page 994; F.C.R.; commonly known as Tax Block 5129, Tax lot 402A); thence continuing **South 14 degrees 18 minutes 00 seconds West 72.42 feet to a bent rebar** located in the Western line of Daniel J. Williard; thence continuing with Daniel J. Williard's Western line on a new angle, **South 45 degrees 51 minutes 02 seconds West 121.80 feet to an iron pipe** located in Daniel J. Williard's Northwestern corner being also a common iron pipe with the aforementioned Timothy Spencer as located in Spencer's Eastern line; thence running with the aforementioned Spencer's Eastern line, **North 24 degrees 23 minutes 55 seconds West 466.55 feet to an iron, THE POINT AND PLACE OF BEGINNING.** Containing **1.827 acres**, more or less. All according to an unrecorded survey of W. Lee Comer, L-3598 of Tri-County Land Surveying; 11 ½ West Main Street; Thomasville, NC 27360. **Dated:** 3/3/08; revised 5/14/12. Job No. 082669.

Being a Southeastern portion of Deed Book 2546, Page 1299; Tax Block 5129, Tax Lot 011K and 012U; PIN# 6931-40-7281.

Being also the same property shown as +/- 1.827 AC as platted at **Plat Book 59, Page 189**; F.C.R.

**Tax Block: 5129**  
**Lots: p/o 011K & 012U**  
**PIN#: p/o 6931-40-7281.00**