



2012037819 00106

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED:
08-28-2012 12:33:35 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
ASST

BK: RE 3076
PG: 4447-4449

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 6836-38-4686.00; Tax Lot 2430, Lot 068

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at 2813 Raleigh Avenue, Winston-Salem NC 27105

This instrument was prepared by: Heather J. Kiger, J.E. Thornton, P.A.

Brief description for the Index: .66 Acres on Indiana Avenue

THIS DEED made this 28th day of August, 2012, by and between

GRANTOR	GRANTEE
<p>Richard L. Hemmings (Divorced) 8791 Desmond Drive Lewisville, NC 27023</p>	<p>Anthony V. Wilder (Married) d/b/a Island Products Company 2813 Raleigh Avenue Winston-Salem, NC 27105</p>
<p>PROPERTY ADDRESS IS NOT GRANTORS' PRIMARY RESIDENCE</p>	<p>Property Address: ENVELOPE 3079 Indiana Avenue Winston-Salem, NC 27105</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.

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 which is incorporated by reference as if set forth fully herein

The property hereinabove described was acquired by Grantor by instrument in Book 1962, Page 1401.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2012 and subsequent years.

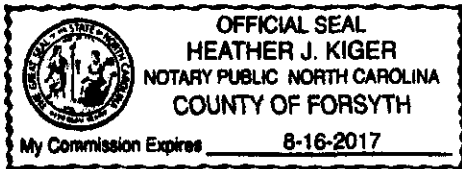
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Richard L. Hemmings (SEAL)
Richard L. Hemmings

State of North Carolina – County of Forsyth

I, Heather J. Kiger, a Notary Public of Forsyth County, North Carolina, certify that **Richard L. Hemmings**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 28th day of August, 2012.



Heather J. Kiger Notary Public
My Commission Expires: 08-16-2017

EXHIBIT A

All that certain parcel, piece, or tract of land situate, lying and being in the city of Winston-Salem, Winston Township, Forsyth County, N.C., bounded on the northeast by the southwestern right of way of the Southern Railroad, on the southeast by Glenn Avenue, on the southwest by Indiana Avenue, and on the west by Patterson Avenue and being more particularly described by metes and bounds as follows: beginning at the northwestern intersection of Glenn Avenue and Indiana Avenue at an iron stake and from said beginning runs with northeastern right of way of Indiana Avenue North 50 degrees 18 minutes 00 seconds West 491.53 feet to an iron stake the northeastern intersection of Indiana Avenue and Patterson Avenue, thence with the eastern right of way of Patterson Avenue, North 02 degrees 20 minutes 20 seconds East 168.97 feet to an iron stake in the southwestern right of way of the aforesaid Southern Railroad; thence with the southwestern right of way the Southern Railroad in a southeastern direction a curve to the left the following chord bearings and distances: South 31 degrees 25 minutes 50 seconds East 44.98 feet to an iron; South 31 degrees 25 minutes 50 seconds East 19.53 feet to an iron stake; South 32 degrees 41 minutes 20 seconds East 50 feet to an iron; South 34 degrees 24 minutes 20 seconds East 50 feet to an iron; South 37 degrees 11 minutes 00 seconds East 50 feet to an iron; South 40 degrees 02 minutes 20 seconds East 50 feet to an iron; South 42 degrees 48 minutes 20 seconds East 50 feet to an iron; South 45 degrees 45 minutes 10 seconds East 50 feet to an iron stake; South 48 degrees 18 minutes 40 seconds East 28 feet to an iron; South 50 degrees 43 minutes 50 seconds East 50 feet to an iron; South 53 degrees 54 minutes 50 seconds East 40 feet to an iron; South 57 degrees 06 minutes 30 seconds East 50 feet to an iron; and South 59 degrees 19 minutes 40 seconds East 50 feet to an iron in the northwestern right of way of Glenn Avenue; thence with the northwestern right of way of Glenn Avenue South 29 degrees 15 minutes 20 seconds West 71.14 feet to the beginning containing 0.66 acres, more or less, as surveyed by Thomas W. Joyce, Surveyor, March 30-April 4, 1972, revised June 7, 1972, labeled "John W. Collins and wife, Florence L.", and subject to matters reflected therein.

Together with all the grantors' right and title interest in and to the property lying within the right of way of Indiana Avenue and other streets and roads adjoining the above described property.