



**2012054180 00008**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
**\$34.00**

PRESENTED & RECORDED:  
12-07-2012 08:19:24 AM

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

**BK: RE 3094**  
**PG: 3861-3862**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$34.00

Parcel Identifier No: 5897-67-1186.00 (Block 4633 Lot 034J)  
Return after recording to: Kangur & Porter, LLP (Box 76)  
Mail tax bills to Grantee: 3320 Community Church Road, Pfafftown, NC 27040  
This instrument was prepared by: Kangur & Porter, LLP  
Brief description for the Index: 0.69 acres, Yadkinville Road

THIS DEED made this 6<sup>th</sup> day of December, 2012, by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>Dianne McConnell</b> <b>(a/k/a Dianne Gillespie McConnell),</b> <b>and husband, Richard Gillespie</b></p> <p>Mailing Address: 4945 Yadkinville Road, Pfafftown, NC 27040</p>	<p><b>Philip R. Hedrick (unmarried); and,</b> <b>Peggy Ann Jenkins Yontz (unmarried)</b> <i>As Joint Tenants with Right of Survivorship</i> Mailing Address: 3320 Community Church Road, Pfafftown, NC 27040</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 the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at a ½ inch existing iron rebar located in the western right of way line of Community Church Road, said point being also the southeast corner of the Phillip and Anna Sheek property (see Deed Book 2167, Page 3975) running thence with the western line of Community Church Road South 00 deg. 58 min. 13 sec. West 161.94 feet to an iron rebar set; running thence along a new line North 79 deg. 53 min. 09 sec. West 56.20 to an iron rebar set; continuing thence along a new line North 87 deg. 11 min. 08 sec. West 135.59 to an iron rebar set; running thence North 02 deg. 27 min. 26 sec. West 150.45 feet to an ½" existing iron rebar, said point being the southwest corner of said Phillip and Anna Sheek property; running thence along the southern line of said Sheek property South 88 deg. 35 min. 23 sec. East 200.01 feet to the Point and Place of Beginning, containing 0.69 acres, more or less, as shown on the survey prepared for Dianne McConnell as prepared by Charles E. Shoaf, PLS, Allied Land Surveying Co., PA dated May 18, 2004 and revised March 7, 2012 and May 30, 2012.

Property Address: Community Church Road, Pfafftown, NC 27040

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [ ], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2563, Page 1642, 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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Dianne McConnell (SEAL)  
Dianne McConnell

Richard Gillespie (SEAL)  
Richard Gillespie

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Richard Gillespie**

Date: 12-6-12

Patricia F. Kirkman  
Notary Public



Patricia F. Kirkman  
printed or typed name of notary public

My Commission Expires: 4-29-14

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Dianne McConnell**

Date: 12-6-12

Patricia F. Kirkman  
Notary Public



Patricia F. Kirkman  
printed or typed name of notary public

My Commission Expires: 4-29-14