



2013019895 00081

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

\$35.00

PRESENTED & RECORDED:
05-02-2013 11:26:08 AM

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

BK: RE 3120
PG: 3591-3593

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$35

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Kenneth Lucas 5411-F W. Friendly Ave. Greensboro, NC 27410

This instrument was prepared by: Kenneth S. Lucas, Jr

ENVELOPE

Brief description for the Index: _____

THIS DEED made this 1st day of MAY, 2013, by and between

GRANTOR	GRANTEE
Pegg Development and Realty Co.	CMH Homes, Inc. 5000 Clayton Road Maryville, TN 37804

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 the City of Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Attached Legal Description

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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.

Pegg Development and Realty Co _____ (SEAL)
(Entity Name)

By: Jack W. Pegg _____ (SEAL)
Title: President

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

SEAL-Stamp

USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

SEAL-Stamp

State of North Carolina - County of GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that JACK W. PEGG personally came before me this day and acknowledged that he is the President of Pegg Development and Realty Co., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 1 day of MAY, 2013

My Commission Expires: 6/8/2013 Kenneth S. Lucas, Jr. Notary Public

SEAL-Stamp

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. Register of Deeds for _____ County _____
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING at a point in the east margin of the right of way of Pine Grove Road (State Road 1969), said point of BEGINNING being distant from the northwest corner of the property of the Trustees of Pine Grove United Methodist Church as set forth in Deed Book 2194 at Page 1815, Forsyth County Registry and also the southwest corner of Lot 1 of Crews Country Side Estate, Section One as set forth in Plat Book 35 at Page 96, Forsyth County Registry, two (2) courses and distances as follows: (1) North $12^{\circ} 11' 07''$ East 115.87 feet to an iron stake; (2) thence North $23^{\circ} 14'39''$ East 49.99 feet to the point and place of BEGINNING; thence from said point of BEGINNING three (3) courses and distances running with the east margin of the right of way of Piney Grove Road as follows: (1) North $23^{\circ} 14' 39''$ East 49.99 feet to an established iron pipe; (2) thence North $34^{\circ} 51' 55''$ East 99.93 feet to an established iron pipe; (3) thence North $38^{\circ} 03' 03''$ East 20.05 feet to a point; thence South $55^{\circ} 45' 15''$ East 432.10 feet to a point in the northwest line of Lot 2 of Crews Country Side Estate, Section Two as set forth in Plat Book 36 at Page 47, Forsyth County Registry; thence with the northwest line of said Lot 2 South $36^{\circ} 08' 44''$ West 145.0 feet to a point; thence North $59^{\circ} 02' 00''$ West 420.86 feet to the point an place of BEGINNING containing 67585.6 square feet (1.552 acres) being designated as Lot 2 on a survey entitled "Map for Pegg Development & Realty Co." dated February 23, 2011 and revised as of May 25, 2011 made by Thomas A. Hughes, PLS.

The above described property is part of that described in Deed Book 2647 at Page 3049 and Part of Lot 1 of Crews Country Side Estate, Section One as recorded in Plat Book 35 at Page 96, Forsyth County Registry and further designated as part of PIN # 6887-64-0548:00 (Tax Lot 1, Block 5412L), Kernersville Township on the Forsyth County Tax Maps.