



2013022862 00200

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED:
05-20-2013 02:11:15 PM

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

BK: RE 3123
PG: 4194-4196

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No.: (Tax Block 4635, Lot(s) 1Y & 1U)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee:

This instrument was prepared by: Robert W. Porter, Attorney *Box 144*

Brief description for the Index: Lot(s) 158B & 159A, Block 1440

THIS DEED made this 15th day of May, 2013, by and between,

GRANTOR James C. Monson and wife, Sarah P. Monson Mailing Address:	GRANTEE Jason Thomas Winters and wife, Elizabeth Lager Winters Mailing Address:
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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, Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: Lot(s) 1Y & 1U

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 1296, Page 1445 and Book 1599, Page 1033, Forsyth County Registry.

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: **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.

James C. Monson (SEAL)
James C. Monson

Sarah P. Monson (SEAL)
Sarah P. Monson

State of North Carolina, County of Lee

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: James C. Monson and wife, Sarah P. Monson

Date: 5-15-2013

A ANNETTE MCKOY
NOTARY PUBLIC
LEE COUNTY, NORTH CAROLINA
MY COMMISSION EXPIRES MAY 17, 2017

A. Annette McKoy
Notary Public

My Commission Expires: May 17, 2017

A. Annette McKoy
printed or typed name of notary public

State of _____, County of _____

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: _____

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

EXHIBIT "A"

Lot 1Y

BEGINNING at an iron stake, said iron stake being located at the North corner of James C. Monson and wife, Sarah P. Monson, said iron being located North $59^{\circ} 37' 52''$ East 437.47 feet from the Northern right of way line of Hilltop Road (State Road #1429), running from said point of Beginning, on a new line with Maxy C. Pfaff, North $59^{\circ} 37' 52''$ East, crossing an iron at 174.19 feet and continuing on the same course 25 feet to a point in the center of Muddy Creek; running thence with the center of the Creek, as the same meanders, South $16^{\circ} 49' 55''$ East 203.05 feet to a point in the center of the creek, in the line of Della Mae Cooper; running thence with the line of Della Mae Cooper, South $59^{\circ} 39' 05''$ West, crossing an iron stake at 28 feet, and continuing for a total distance of 186.70 feet, to an iron stake located at the Easternmost corner of James C. Monson and wife, Sarah P. Monson; running thence with Monson's line, North $20^{\circ} 18' 15''$ West 200.48 feet to an iron stake, the point and place of BEGINNING, containing .874 of an acre, more or less. Said description being in accordance with a survey made by James R. Burrow, RLS, dated 7/25/86, bearing Drawing No. B-340.

Lot 1U

BEGINNING at an iron stake which is located South 59 degrees 36 minutes 31 seconds West 158.65 feet from an existing iron stake at Della Mae Cooper's Northeast corner on the West bank of Muddy Creek; thence from said Beginning point with Cooper's boundary South 59 degrees 36 minutes 31 seconds West 424.85 feet to an existing iron stake, and thence continuing on the same bearing 10.55 feet to a new iron stake in the Northeast right of way line of Hilltop Road; thence with said right of way line the following 2 courses and distances: North 22 degrees 15 minutes 51 seconds West 100.02 feet to a iron stake; thence North 19 degrees 30 minutes 46 seconds West 100.02 feet to an iron stake; thence North 59 degrees 35 minutes 50 seconds East 437.36 feet to an iron stake; thence South 20 degrees 19 minutes 32 seconds East 200.45 feet to the Beginning. Containing 1.982 acres, more or less, according to a survey and plat prepared by James R. Burrow, R.L.S., dated December 1979. See Book 835, Page 86, Forsyth County Register of Deeds.