



2013035087 00254

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$21.00

PRESENTED & RECORDED
07-26-2013 03:39:12 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3137
PG: 1351-1352

Excise Tax \$ 21.00

Tax Lot No. _____ Parcel Identifier No. 6899-05-2773.00

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

By _____

Mail after recording to: **GRANTEE – 4031 Glen Hi Road, Kernersville, NC 27284**

This instrument was prepared by: Robert A. Forquer ENVELOPE

Brief Description for the index	2.00 acres along Benefit Church Road
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NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of July, 2013, by and between

GRANTOR

**Nadine Anderson, Widow
(aka Nadine N. Anderson and Gloria N. Anderson)
2135 Woccon Path
Winston Salem, NC 27127**

GRANTEE

**Gary L. Cobbler and wife,
Brenda B. Cobbler
4031 Glen Hi Road
Kernersville, NC 27284**

**Property Address:
9397 Benefit Church Road
Kernersville, NC 27284**

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, that certain lot or parcel of land situated in the City of _____, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an old iron stake in the center of N.C. Public Road 1970, a corner with Duke Power Company, and running thence with the center line of said road north 77 degrees 36' west 50 feet to a point in said road; thence continuing with the center line of said road north 43 degrees 24' west 50 feet to an iron nail in the center of said road; thence continuing with the center of said road north 10 degrees 28' west 50 feet to a nail; thence continuing with the center of said road north 03 degrees 08' east 100 feet to a nail in the center of said road; thence continuing with the center of said road north 02 degrees 53' east 70 feet to a point in the center of said road; thence 02 degrees 53' east 90 feet to an iron in the eastern margin of said road, a new corner with A.C. Pegram; 320.81 feet to an iron stake, a corner with said Pegram in Duke Power Company's line (see deed book 1005, page 821, Forsyth County Registry); thence with Duke Power Company's line the following courses and distances: south 04 degrees 32' west 72 feet to an iron stake, south 23 degrees 50' west 95.80 feet to an iron stake, south 37 degrees 20' west 143.40 feet to an iron stake; south 58 degrees 13' west 69.70 feet to an iron stake, south 67 degrees 59' west 47.10 feet to an iron stake, south 21 degrees 48' west 15.17 feet to the beginning, containing 2.0 acres, more or less, according to a survey made by Kenneth A. Vaughn, registered land surveyor, on January 15, 1973.

For further reference, see deed recorded in Deed Book 1109, at Page 20, Forsyth County Registry.

This is not the Grantor's primary residence.

The property herein above described was acquired by Grantor by instrument recorded in **Book 1151 at Page 1367** of the **Forsyth County Public Registry** and there is conveyed herewith all of the property described in the deed recorded in Book 1151, Page 1367, Forsyth County Registry including all attachments and/or improvement thereon.

Allen I. Anderson died on September 23, 2011 in Forsyth County, North Carolina.

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 the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Lien of 2013 ad valorem real property taxes not yet due and payable, covenants, conditions, easements and restrictions of record.

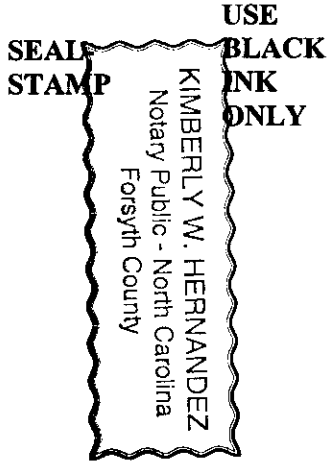
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____
_____ (TITLE)

USE
BLACK
INK
ONLY

Nadine Anderson (SEAL)
Nadine Anderson, Widow
(aka Nadine N. Anderson and
Gloria N. Anderson)

_____ (SEAL)



STATE OF North Carolina COUNTY OF Forsyth

I, **Kimberly W. Hernandez**, a Notary Public for the above State and County, do hereby certify that **Nadine Anderson** appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, the 25th day of July 2013.

My Commission Expires: July 25, 2015

Kimberly W. Hernandez 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.