

**2013035977 00250**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$150.00**

PRESENTED &amp; RECORDED:

**07-31-2013 03:47:08 PM**

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

**BK: RE 3138****PG: 1344-1346****NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: **\$150.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6822-50-0221.00

Mail after recording to: Buel B. Barker, Jr. and Vickie B. Barker, 3632 Friedberg Church Road, Winston-Salem, NC 27127

This instrument was prepared by: Stephen C. Holton, attorney

THIS DEED made this 30<sup>th</sup> day of July, 2013, by and between**GRANTOR****KATHY S. TEMPLETON and husband, DAVID R. TEMPLETON**  
217 Bruce Street, Clemmons, NC 27012**GRANTEE****BUEL B. BARKER, JR. and wife, VICKIE B. BARKER**  
3632 Friedberg Church Road, Winston-Salem, NC 27127

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 and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

For back reference see Deeds recorded in Book 861, Page 374; Book 2163, Page 3064 and Book 2290, Page 4226, Forsyth County Registry. See also Estate of Fannie B. Oates, 02-E-1542, in the Office of the Clerk of Superior Court for Forsyth County, North Carolina.

This property is conveyed subject to Restrictive Covenants of record and all easements and rights-of-way for public utilities and public roadways existing of record or located upon the premises, and applicable City and County Planning and Zoning Ordinances and Subdivision Regulations.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

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

**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 officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

Kathy S. Templeton (SEAL)  
KATHY S. TEMPLETON

By: \_\_\_\_\_  
Title: \_\_\_\_\_

David R. Templeton (SEAL)  
DAVID R. TEMPLETON

By: \_\_\_\_\_  
Title: \_\_\_\_\_

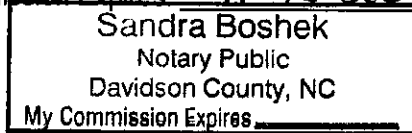
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

#### NORTH CAROLINA – DAVIDSON COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Kathy S. Templeton and husband, David R. Templeton. Witness my hand and official stamp or seal, this the 30<sup>th</sup> day of July, 2013.

My Commission Expires: 11-13-2016



Sandra Boshek  
Notary Public

Print Notary Name: SANDRA BOSHEK

#### NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

## EXHIBIT A

BEGINNING at a point in the southern edge of Fishel Road, a corner with Lot No. 16 as shown on the map of property of R. S. Sink, et al, said point being approximately 220 feet from the southwest intersection of Fishel Road and an unnamed 60 foot road; running thence Southeastwardly along the eastern line of Lot No. 16, 260 feet to a point in the western edge of Lot No. 18; thence along the western edge of Lot No. 18, 110 feet in a Northeastwardly direction to a point in the corner of Lot 14; thence along the western line of said Lot No. 14, 210 feet to the southern edge of Fishel Road; thence along the southern edge of Fishel Road in a Southwestwardly direction 180 feet to the place of beginning, being known as Lot 15 as shown on the map of the property of R. S. Sink, et al, Southfork Township, Forsyth County, North Carolina, prepared by J. E. Ellerbe, C. E., map of which is of record in the office of the Clerk of the Superior Court of Forsyth County, North Carolina, in the special proceeding entitled R. S. Sink, Admr. Carrie C. N. Sink vs. Robert Samuel Sink, et al, No. 5172.