



2013048894 00235

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$12.00

PRESENTED & RECORDED:
10-18-2013 04:45:50 PM

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

BK: RE 3151
PG: 1978-1979

Do not write above this line

Excise Tax: \$12.00	BL 5167 LOT 143	Parcel ID: 6969-24-4607.00
---------------------	-----------------	----------------------------

Mail after recording to: Peebles Box 69

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

.82, Ben Lane

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 18th day of October, 2013, by and between

GRANTOR	GRANTEE
CRISTINA NOEL OUTEN (Single)	EUGENE RAYMOND LAWSON 9065 US Hwy 158 Stokesdale, NC 27357

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 **Salem Chapel** Township, **Forsyth** County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the centerline of a 50 foot street (Ben Lane), said iron stake being located at the Northwest corner of the property now or formerly owned by Ronald L. Shrewsbury (Book 1499, Page 1772, Forsyth County Registry); thence from said beginning point, South 28 deg. 38' 01" West 384.64 feet to an iron stake; thence North 21 deg. 19' 16" West 165.00 feet to an iron stake; thence North 36 deg. 08' 38" East 313.74 feet to an iron stake in the centerline of said street; thence with the centerline of said street, South 40 deg. 33' East 91.85 feet to an iron stake, marking the point and place of Beginning. This description is in accordance with a survey prepared by Larry L. Callahan, RLS, entitled "Map for R. Don Cain" dated September 22, 1984, and designated as Job No. 1290-4. (The property contains approximately 0.82 acres according to the Forsyth County Tax Maps.)

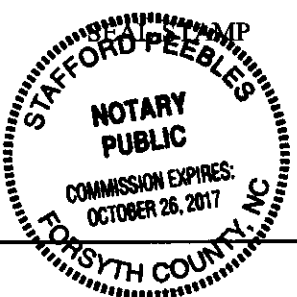
This is the same property as described in Book 2596 at Page 4133, Forsyth County Registry, and is designated as Tax PIN 6869-24-4607.00 (Block 5167 Lot 143) on the Forsyth County Tax Maps.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

I IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Cristina Noel Outen (SEAL) _____ (SEAL)
CRISTINA NOEL OUTEN (SINGLE)

	<p>NORTH CAROLINA – FORSYTH COUNTY</p> <p>I, <u>STAFFORD PEEBLES</u>, a Notary Public of <u>FORSYTH</u> County, North Carolina, certify that <u>CRISTINA NOEL OUTEN (Single)</u>, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>18</u> day of October, 2013.</p> <p>My Commission Expires: _____ <u>Stafford Peebles</u> Notary Public</p>
---	---