



2013053149 00081

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$52.00

PRESENTED & RECORDED
11-19-2013 12:08:22 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY LORI HOLLOWAY
DPTY

BK: RE 3155
PG: 3605-3607

Do not write above this line

Excise Tax: \$52.00	Tax Block 0984 , Lot 102	Parcel ID
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Mail after recording to: Grantee;
This instrument was prepared by: DAVID H. CAFFEY BOX 57

Brief description for the index:

3736 OGBURN AVE. WINSTON-SALEM, NC 27105

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 18TH DAY of NOVEMBER, 2013, by and between

GRANTOR	GRANTEE
<p>VERLIE N. CHILDRESS TESTAMENTARY TRUST BY PHILLIP R. CHILDRESS, TRUSTEE NOT PRIMARY RESIDENCE</p>	<p>PIEDMONT INVESTORS GROUP, INC. 610 HILLSBORO DRIVE WINSTON-SALEM, NC 27104</p>

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 WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED DESCRIPTION EXHIBIT "A".

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.

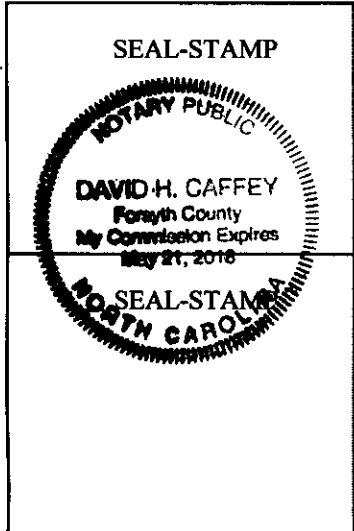
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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.

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.

Phillip R. Childress (SEAL)
PHILLIP R. CHILDRESS, TRUSTEE
(SEAL)

(SEAL)



STATE OF NC COUNTY OF FORSYTH

I, DAVID H. CAFFEY of FORSYTH COUNTY, NC certify that PHILLIP R. CHILDRESS, TRUSTEE appeared before me & acknowledged execution of this instrument. Witness my hand and official stamp or seal, this 18TH DAY OF NOVEMBER, 2013.

My Commission Expires: _____ Notary Public

NORTH CAROLINA - FORSYTH COUNTY

I, _____, a Notary Public of County, North Carolina, certify that personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of

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 FORSYTH COUNTY, NC.
By _____
Deputy/Assistant Register of Deeds

3736 Ogburn Avenue, Winston-Salem, NC 27105
Forsyth County Tax Block 0984, Lots 102, 103, and 104

BEGINNING at an old iron stake in the west line of Ogburn Avenue (formerly Creason Avenue) at the northeast corner of Lot No. 11 on the map of Bronton, Sec. No. 2 as recorded in the Forsyth County Register of Deeds in Plat Book 7 at page 110; thence with the north line of Lot No. 11 South 89 deg. 34 min. West 150.32 feet to a point, the northwest corner of Lot No. 11 and the northeast corner of Lot No. 28; thence with the north line of Lot No. 28 South 89 deg. 58 min. West 81.5 feet to an old iron stake in the east line of Hemlock Drive (formerly Carolina Blvd.); thence with the east line of Hemlock Drive, as it curves to the left, the chord of North 06 deg. 38 min. East 60.5 feet to an iron stake at the northwest corner of Lot No. 29 and the southeast corner of Lot No. 30; thence North 85 deg. 40 min. East 73.8 feet to an iron stake that is 10 feet north of the northwest corner of Lot no. 10 and the southwest corner of Lot No. 9; thence across Lot No. 9 North 88 deg. 30 min. East 150.32 feet to an old iron stake in the west line of Ogburn Avenue, said iron stake being 10.0 feet north of the southeast corner of Lot no. 9; thence with the west line of Ogburn Avenue South 01 deg. 00 min. East 68.83 feet to the place of BEGINNING, and being lots nos. 10 and 29 and portions of lots nos. 9 and 30 on the map of Bronton Sec. 2, recorded in Plat Book 7, Page 110, also being Lot No. 29 and Parcel Nos. 102, 103, 104 and a triangle off the south side of Parcel No. 30 on map of City-County Tax Block No. 984.