



2014012701 00133

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1130.00

PRESENTED & RECORDED:
 04-14-2014 01:40:42 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3174
PG: 1325-1327

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,130.00

PIN 6815-82-1642 and 6815-82-0820

Cranfill Box 100

Mail/Box to: Grantee: P.O. Box 100, Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney – no title search

Brief description for the Index: 672 S. Stratford Rd and 564 Mission Rd, W-S, NC

THIS DEED made this 11 day of April, 2014, by and between

GRANTOR	GRANTEE
<p>Douglas W. Gobble (unmarried) individually and as Executor of the Estate of Willis McCoy Gobble; James W. Gobble individually and as Executor of the Estate Willis McCoy Gobble and wife, Sandra M. Gobble; (Estate of Willis McCoy Gobble, 13 E 2232, Forsyth Co) 3439 Tanglebrook Trail Clemmons, NC 27012</p>	<p>Kinnaman Antiques and Auctions, Inc. P.O. Box 100 Clemmons, NC 27012</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 Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by Deed Book 1704, Page 1182.

All or a portion of the property herein conveyed includes or does not include the primary residence of a 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, other than the following exceptions: easements and restrictions of record; violated zoning ordinances, if any, and 2014 property taxes to be prorated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Douglas W. Gobble (SEAL)
Douglas W. Gobble, Individually and as Executor of the Estate of
Willis McCoy Gobble

James W. Gobble (SEAL)
James W. Gobble, Individually and as Executor of the Estate of
Willis McCoy Gobble

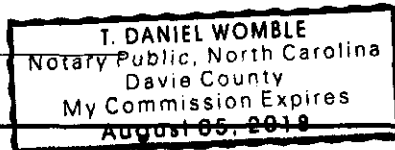
Sandra M. Gobble (SEAL)
Sandra M. Gobble

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Douglas W. Gobble, individually and as Executor of the Estate of Willis McCoy Gobble personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11 day of April, 2014.

My Commission Expires: _____



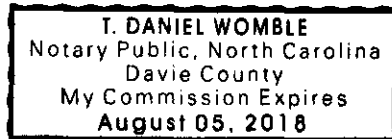
T. Daniel Womble
Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that James W. Gobble, individually and as Executor of the Estate of Willis McCoy Gobble and Sandra M. Gobble personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11 day of April, 2014.

My Commission Expires: _____



T. Daniel Womble
Notary Public

EXHIBIT "A"
PROPERTY DESCRIPTION

672 S. Stratford Road, Winston-Salem, NC 27103

BEGINNING at an iron stake located in the Northern portion of Stratford Road, the Southwest corner of J. W. Smith property, said point also being 272.62 feet Westerly from Mission Road; and running thence with Stratford Road South 54 deg. 35 min. West 60 feet to a point, the corner of C. F. Nichols property; running thence along Nichols' East line North 23 deg. 03 min. West 180.9 feet to a stake; running thence North 23 deg. 21 min. West 152.2 feet to a stake in the South line of Ida Robbins property; running thence along Robbins' South line North 68 deg. 39 min. East 60 feet to a stake in the West line of Wall Manufacturing property; running thence along Wall Manufacturing's West line South 22 deg. 52 min. East 137.95 feet to a stake, J. W. Smith's corner; running thence along Smith's West line South 23 deg. 03 min. West 180.8 feet to the point and place of Beginning.

ALSO KNOWN AS Lot 102 of Block 2406 as shown on the Tax Maps of Forsyth County, North Carolina.

SAVE AND EXCEPT that property previously conveyed to the City of Winston-Salem recorded in Book 911 Page 440, Forsyth County Register of Deeds, North Carolina.

564 Mission Road, Winston-Salem, NC 27103

BEGINNING at an old iron at the Northeast corner of property of C. F. Nichols (see Deed Book 420 at Page 101, Forsyth County Registry); and running thence South 58 deg. 38 min. West 135 feet to a point; running thence South 23 deg. 40 min. East 112 feet to a point; running thence North 54 deg. 35 min. East 126 feet to a point in the Eastern line of the old Charlie F. Miller tract; running thence North 22 deg. 54 min. West 135 feet to the point and place of Beginning.

BEGINNING at a point in the North line of land deeded to C. F. Nichols (see Deed Book 420 at Page 101, Forsyth County Registry), said point also marking the Southeast corner of property of Hobart Lee Snow (see Deed Book 524 at Page 410, Forsyth County Registry); and running thence North 23 deg. 40 min. West 159.5 feet to a stake; running thence South 51 deg. 30 min. West 16.5 feet to a stake; running thence South 23 deg. 40 min. East 159.5 feet to a stake in the North line of C. F. Nichols; running thence North 58 deg. 38 min. East 16 feet to the point and place of Beginning.

ALSO KNOWN AS Lot 32 of Block 2406 as shown on the Tax Maps of Forsyth County, North Carolina.