

2014025713 00002

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

\$540.00

PRESENTED & RECORDED

07/21/2014 08:25:47 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPTY

BK: RE 3188

PG: 1062 - 1064

DRAFTED BY: Philip E. Searcy
Attorney at Law

RECORDING TIME

NO TITLE SEARCH REQUESTED-NONE PERFORMED

EXCISE TAX \$540.00

PROBATE AND FILING FEE \$ _____ PAID

Parcel Identifier No.: 6867-50-7291.00

Property Address: 4941 West Road, Kernersville, NC 27284.

Mail after recording to: Grantee 4941 West Road, Kernersville, NC 27284

Mail future tax bills to: Grantee 4941 West Road, Kernersville, NC 27284

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of July, 2014, by and between

GRANTOR

GRANTEE

**JAMES T. MARTIN and wife,
MARCIA E. MARTIN**

KELLY D. MARTIN

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, in consideration of (\$10.00&OVC) \$10.00 & OVC to him 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 in Kernersville Township, Forsyth County, North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

submitted electronically by "Schell Law Office, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2014 ad valorem taxes prorated to date of closing.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

GRANTOR:

James T. Martin
JAMES T. MARTIN

Marcia E. Martin
MARCIA E. MARTIN

STATE OF NORTH CAROLINA -
COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for FORSYTH County, North Carolina do hereby certify that the following person(s) appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license ; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

JAMES T. MARTIN and wife, MARCIA E. MARTIN

Date: JULY 18, 2014.

(Official Seal) *A. Gregory Schell* Notary Public
A. GREGORY SCHELL
Printed or Typed Name of Notary Public

My Commission Expires: 9/27/14

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
September 27, 2014

EXHIBIT A

BEGINNING at an iron stake located in the East right of way line of West Road, said iron stake also being located at the northwesternmost line of that property now or formerly owned by James Ballard described in Deed Book 1504, Page 1733, Forsyth County Registry, thence North 85 degs. 03 minutes 07 seconds West 29.32 feet to an iron stake in the centerline of West Road; thence with the centerline of West Road North 06 degs. 03' 08" East 136.28 feet to an iron stake in the centerline of West Road; thence South 85 degs. 01' 49" East 29.82 feet to an iron stake in the East right of way line of West Road; thence continuing South 85 degs. 01' 49" East 297.40 feet to an iron stake in the line of the Norman T. Bennett tract described in Deed Book 1340, Page 1001, Forsyth County Registry; thence with the line of Norman T. Bennett south 05 degs. 00' 05" West 136.14 feet to an iron stake, thence with the line of James Ballard North 85 degs. 03' 07" West 300.40 feet to an iron stake the point and place of BEGINNING, being 1.027 acres more or less, also being Tax Lot 26T of Block 5354 of the Forsyth County Tax Maps as they are currently constituted, all according to a survey by Philip T. Hendrick, R.L.S, entitled "Map for James T. and Marcia Martin dated 9-1-1994.

Subject to a nonexclusive easement over a 30-ft strip of property on the entire Westernmost portion of the above-described property (being a part of West Road) for the purposes of ingress and egress and for the utility purposes, which easement is hereby reserved for use by and the benefit of other residents of the subdivision being developed and the successors and assigns of each.

