

**2014041310 00136**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$136.00PRESENTED & RECORDED:
11-13-2014 02:12:16 PMC. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY**BK: RE 3205****PG: 247-249**Excise Tax: **\$136.00***Collins Box 11*

Tax Info: PIN 6866-99-3599.00 / Tax Block 5348, Lots 015B & 016C

Mail deed & tax bills to: Grantee(s) @ 5128 Alaska Rd Walkertown NC 27051

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

4892 McCracken Road**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made the 7 day of November, 2014 by and between

GRANTOR	GRANTEE
WILLIAM EATON and wife, JEANNE EATON Grantor Address: 5851 Regents Park Road Kernersville, NC 27284	STANLEY R. STIGALL and GARY D. MUNDY Grantee Address: <u>5128 Alaska Road</u> <u>Walkertown NC 27051</u>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Plat Book -, Page -.

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: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2014 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does NOT include the primary residence of Grantors. (Per NCGS §105-317.2)

William Eaton (SEAL) Jeanne Eaton (SEAL)
WILLIAM EATON JEANNE EATON

SEAL-STAMP

TERESA B. DAWKINS
Notary Public, North Carolina
Guilford County
My Commission Expires
December 10, 2017

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Teresa B. Dawkins, a Notary Public
for Guilford County and the aforesaid State, do hereby
certify that WILLIAM EATON and JEANNE EATON, either being
personally known to me or proven by satisfactory evidence, personally
appeared before me this day, and acknowledged the voluntary due
execution of the foregoing instrument by them for the purposes stated
therein. Witness my hand and official stamp or seal, this the 7
day of November, 2014.

Teresa B. Dawkins
Notary Public Name: Teresa B. Dawkins
My commission expires: 12-10-2017

EXHIBIT A

Lying and being in Kernersville Township, Forsyth County, North Carolina and beginning at an iron stake in Northwest margin of Railroad Avenue, the Southeast corner of Kerwin Missionary Baptist Church property and the Southwest corner of Lot 15 as shown on the hereafter mentioned map; thence with Church line North 14° West 152.3 feet to an iron stake, Northeast corner of Church property in Era Robertson's line North 64° East 70.0 feet to an iron stake in Robertson line, Thomas E. Loflin corner; thence with Loflin's line South 32° 45' East 152 feet to an iron stake in Northwest margin of Railroad Avenue, Loflin's corner; thence with Northwest margin of Railroad Avenue South 64° West 120 feet to the beginning, containing .32 acres, more or less, and being part of Lots 15 and 16 in Kerwin Subdivision plat of which is recorded in Plat Book 4, Page 137, Forsyth County Registry, to which plat or map reference is hereby made for a more particular description of same.

FOR FURTHER REFERENCE this is that same property described in the deed recorded at Book 2469, Page 477 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6866-99-3599.00 and formerly designated as Tax Block 5348, Lots 015B & 016C in the office of the Forsyth County Tax Assessor.