

**2015019442 00164**

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$154.00**

PRESENTED & RECORDED:  
**05-29-2015 02:03:28 PM**  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: S L POINDEXTER  
 DPTY

**BK: RE 3233**  
**PG: 1141-1144**

**Oneal Box 1**

Mail deed and tax bills to Grantee: **4723 Germanton Road, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284  
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: \$ \_\_\_\_\_

Brief description: **4 tracts along Germanton Road**  
**Tract 1: Lot 13, Retnuh Hills, Section 1**  
**Tract 2: Part of Lot 12, Retnuh Hills, Section 1**  
**Tract 3: 1.34 acres off of Germanton Road and Retnuh Drive**  
**Tract 4: Part of Lots 11 and 12, Retnuh Hills, Section 1**

### GENERAL WARRANTY DEED

THIS DEED made this 27<sup>th</sup> day of May, 2015, by and between:

**GRANTOR:**

**MALWINDER. S. GHUMMAN**  
**and wife,**  
**RANVIR K. GHUMMAN**

Grantor address:  
 519 Bluff School Road  
 Kernersville, NC 27284

**GRANTEE:**

**WADE THOMAS SPENCER**

Grantee address:  
 4723 Germanton Road  
 Winston-Salem, NC 27105

The property conveyed does not include the primary residence of the Grantor.

### 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** which is hereby incorporated by reference.

Property Address: **4723 Germanton Road, Winston-Salem, NC 27105**

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.



Malwinder S. Ghuman

(Seal)



Ranvir K. Ghuman

(Seal)

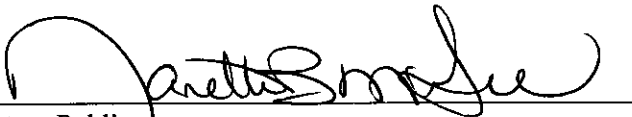
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Malwinder S. Ghuman and Ranvir K. Ghuman**

May 27, 2015

Place notary seal below this line:



Notary Public

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2015

NANETTE B. MCGEE  
Notary Public - North Carolina  
Guilford County

**EXHIBIT A****Wade Thomas Spencer****4 tracts along Germanton Road****Tract 1: Lot 13, Retnuh Hills, Section 1****Tract 2: Part of Lot 12, Retnuh Hills, Section 1****Tract 3: 1.34 acres off of Germanton Road and Retnuh Drive****Tract 4: Part of Lots 11 and 12, Retnuh Hills, Section 1****Address: 4723 Germanton Road****Property Description:****Tract 1:**

BEGINNING at the southwest corner of Lot 14, Retnuh Hills, Section 1 (Plat Book 8, Book 192, Forsyth County Registry); thence from said beginning point along the southern line of Lot 14, Retnuh Hills, Section 1, South 80° 53' East 400.00 feet to a stake; thence South 09° 07' West 50.00 feet to a stake; thence North 80° 53' West 400.00 feet to a stake marking the northwest corner of Lot 12, Retnuh Hills, Section 1; thence North 09° 07' East 50.00 feet to the place of beginning.

This property is also known and designated as **Lot 13, Retnuh Hills, Section 1** (Plat Book 8, Page 192, Forsyth County Registry).

**Tract 2:**

BEGINNING at an iron stake on the east side of Germanton Road, the southwest corner of John P. Porter's Lot 13, Retnuh Hills, Section 1; thence with Porter's line, South 80° 53' East 400.00 feet to an iron stake marking the southeast corner of Lot 13, Retnuh Hills, Section 1; thence South 09° 07' West 16-2/3 feet to a stake; thence a new line, North 80° 53' West 400.00 feet to a stake on the east side of Germanton Road; thence with said road, North 09° 07' East 16-2/3 feet to the place of beginning and being the **northern part of Lot 12, Retnuh Hills, Section 1** (Plat Book 8, Page 192, Forsyth County Registry).

**Tract 3:**

BEGINNING at a point in a large rock 6.90 feet westwardly from an iron stake on the line, this rock being E.O. Hunter's and C.C. Frye's corner on G.C. Barnes' line; thence with Barnes' line, South 01° 23' West 358.00 feet to a stake, corner of Lot 26 and being 6.0 feet north of E.O. Hunter's and G.C. Barnes' corner; thence with Lot 25, North 88° 37' West 185.80 feet to an iron stake, corner of Lot 13; thence with the lines of Lots 13 to 18 inclusive, North 09° 07' East 358.80 feet to an iron stake, corner of Lot 18 and on C.C. Frye's line; thence South 88° 15' East 138.80 feet to the beginning and containing **1.34 acres**, more or less, and being Lot 24 of E.O. Hunter property.

This property is also shown on the plat of Retnuh Hills, Section 2 recorded in Plat Book 12, Page 150 (2 pages), Forsyth County Registry.

**Tract 4:**

BEGINNING at a stake on the east side of Germanton Road, the southwest corner of the 16-2/3 foot wide strip of land sold to Lanelle T. Porter (Deed Book 525, Page 368, Forsyth County Registry); thence leaving the point of beginning, South 80° 53' East 400.00 feet along a line with Lanelle T. Porter to a stake; thence South 09° 07' West 66-2/3 feet to a corner of Avis Bowles; thence North 80° 53' West 400.00 feet to a stake in the eastern side of Germanton Road; thence northwardly with said road, North 09° 07' East 66-2/3 feet to the point of beginning and being **two-thirds (2/3) of Lot 11 and two-thirds (2/3) of Lot 12, Retnuh Hills, Section 1** (Plat Book 8, Page 192, Forsyth County Registry).

The above described property (Tracts 1, 2, 3 and 4) is the same property as described in the deed recorded in Book 3153, Page 363, Forsyth County Registry and is designated as Tax PIN 6827-78-1101.00 (Tax Block 2258, Lots 013, 406, 111, 110, 112, 113, 114) on the Forsyth County tax maps. (The above described property contains approximately **2.55 acres** according to the Forsyth County tax maps.)