



2015021863 00131

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

06-15-2015 11:51:28 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY LORI HOLLOWAY

DPTY

BK: RE 3235

PG: 3864-3866

NORTH CAROLINA GENERAL WARRANTY DEED

**This Instrument Prepared Without Certification of Title.
Real Property is not the primary residence of the Grantors.**

This instrument prepared by Ned M. Barnes, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Prepared by: Ned M. Barnes, Attorney at Law
A-3 Pleasure Island Plaza
Carolina Beach, NC 28428 **ENVELOPE**

Return to: Ned M. Barnes, Attorney at Law

Excise Tax: \$.00

Parcel Identifier: 6806-59-3300.00 and 6806-59-4107.00

Brief description for the Index

Two Tracts Petree Road

THIS DEED made this 10 day of June, 2015, by and between

GRANTOR	GRANTEE
RUBY H. SPEER, Unmarried 601 Canal Drive, #4 Docksid Carolina Beach, NC 28428	HUBERT W. PRICE, JR. and wife, DOSSIE M. PRICE 601 Canal Drive, #4 Docksider

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:

TRACT 1: Beginning at an iron stake just South of the North line of Petree Road, the Northwest corner of Lot No. 4 on hereinafter mentioned map; thence North 1 degree 36 minutes East 639.6 feet to a stone in the South bank of Mill Creek; thence along the South bank of the creek North 75 degrees 20 minutes East 154.2 feet to a stake; thence South 8 degrees 08 minutes West 488.8 feet to a stake; thence South 2 degrees 20 minutes West 210.3 feet a stake in Petree Road, said stake being in the North line of Lot No. 4; thence along the North line of Lot No. 4, North 79 degrees 48 minutes West 87 feet to the BEGINNING being the West part of a one acre tract described in Deed Book 481, Page 277, and the West part of Lot No. 5, on the map of Division of GG Boose Estate as recorded in Plat Book 14, Page 74, in the Office of the Register of Deeds of Forsyth County, North Carolina; being all the same property as that described in Book 1245, Page 775, Forsyth County Registry.

TRACT 2: Beginning at an iron, the SW corner of Bertha Boose in the northern R/W of Petree Road and being further identified as tax lot 14-D, Block 3471 and continuing N 04° 43' W 653.66 feet to a creek; thence N 67° 09' E 79.0 feet to a point, thence S 01° 36' West 682.38 feet to an iron, the place of Beginning and containing .056 acres as surveyed by Joseph E. Franklin, R.L.S. on 9/21/1984.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1245, Page 775 and Book 1485, Page 1572.

A map showing the above described property is recorded in Map Book ____ at Page ____.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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:

1. Rights of way and easements of record, if any.
2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2015 and subsequent years.

5. Deeds of Trust of record, if any.

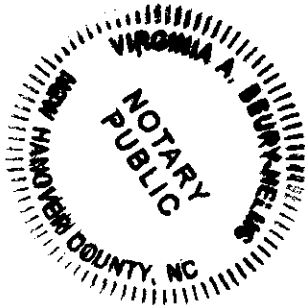
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Ruby H. Speer (Seal)
RUBY H. SPEER

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Virginia A. Brummett, a Notary Public in and for the County and State aforesaid do hereby certify that RUBY H. SPEER, having provided satisfactory identification, personally appeared before me this day and acknowledged the due execution of the foregoing instrument and that said act was done voluntarily for the purpose stated therein.

WITNESS my hand and notarial stamp or seal, this 10 day of June, 2015.



Virginia A. Brummett
Notary Public
My commission expires: 8-5-19