

2015026012 00186

FORSYTH CO, NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$158.00

PRESENTED & RECORDED: 07-13-2015 02:25:50 PM C. NORMAN HOLLEMAN REGISTER OF DEEDS

BY: S. GRIFFITH DPTY

BK: RE 3240 PG: 2076-2078

## NORTH CAROLINA GENERAL WARRANTY DEED

| Excise Tax \$158.00                                 | NO TITLE SEARCH OR C   | LOSING PERFOR           | TATED BY DAIBU         | i Neison             |
|---|--|-------------------------|------------------------|----------------------|
| Parcel Identifier No.                               | Verified by  | County on the           | day of                 | , 2015.              |
| BY:   |  |                         | <del></del>            | <u> </u>             |
|   | ee @ 4505 Old Town Drive, \  |                         |                        | 104 66               |
|   | epared by H. Dwight Nelson, A  |                         |                        | <u>all, NC 27045</u> |
| Brief description for the                           | e index: Lot Nos. 35 & 37 of 0   | George Hodgin Estat     | e, PB 14, PG 15        |                      |
| THI   | S DEED made this the 24th da   | y of June, 2015, by a   | and between:           |                      |
|   | ANTORS   |                         | GRANTEES               |                      |
|   |  |                         |                        |                      |
| FRANK R. LONGMAN                                    |  | BRIAN E. GASS           |                        |                      |
| And wife,   |  | And wife,               |                        |                      |
| MARY F. LONGMAN                                     |  | LORI S. STEPHENS        |                        |                      |
| 150 Dan Longman Road                                |  | 4505 Old Town Drive     |                        |                      |
| Tobaccoville, NC 27050                              |  | Winston-Salem, NC 27106 |                        |                      |
|   |  |                         |                        |                      |
|   | Grantee as used herein shall included culine, feminine or neuter as required                           |                         | successors, and assign | ns, and shall        |
| is hereby acknowledge                               | he Grantor, for a valuable cons<br>d, has and by these presents do<br>rcel of land situated in Forsyth | es grant, bargain, sell | l and convey unto      | the Grantee,         |
| SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION |  |                         |                        |                      |
| Address: 4505 Old To<br>Tax Parcel ID #6817-0       | wn Drive, Winston-Salem, No<br>66-0107.00  | C 27106                 |                        |                      |
|   |  |                         |                        | Page 2365.           |

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenants with the Grantees, that Grantors are seized of the premises in fee simple, haves the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

## Any Easements, Right-of-Ways and Restrictions of Record.

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

| above written.  A Congress of the congress of | MARY F. LONGMAN (SEAL)   |
|---|--|
| Seal-Stamp  | I, the undersigned Notary Public of Stokes County and State aforesaid certify that FRANK R. LONGMAN and MARY F. LONGMAN personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing |
| KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>박-15-2018</u>   | instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>aloth</u> day of   |

## Exhibit "A"

**BEGINNING** at a point in the east line of Old Town Drive, the southwest corner of Lot No. 39, and running thence southwardly along the east line of said drive a distance of 170.5 feet to the northeast corner of the intersection of said drive and a road leading northeastwardly to Old Town Cemetery; thence northeastwardly along the north line of said road a distance of 242.3 feet to a point where the south line of Lot no. 39 intersects with said road; thence westwardly along the south line of Lot 39 a distance of 176.3 feet to the place of **BEGINNING**, and being known and designated as parts of Lots no. 35 & 37 as shown on the plat of the property of George Hodgin Estate as recorded in Plat Book 14, at Page 15 in the Office of the Register of Deeds of Forsyth County, North Carolina.