



2016013287 00184

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

04-14-2016 03:28:11 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPT

BK: RE 3280

PG: 3466-3469

*Original to: Teresa Bledsoe*

Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102

NO TITLE SEARCH REQUESTED OR PERFORMED

Mail After Recording To: Grantee at \_\_\_\_\_

Revenue Stamps \$ \_\_\_\_\_

GRANTOR DID NOT RESIDE IN THIS PROPERTY.

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this \_\_\_\_ day of April, 2016, by and between

GRANTOR	GRANTEE
<p><b>Teresa Ann Bledsoe and husband, Herman Steve Bledsoe</b> 3045 Willard Road Winston-Salem, NC 27107</p>	<p><b>Teresa Ann Bledsoe and husband, Herman Steve Bledsoe</b> 3045 Willard Road Winston-Salem, NC 27107</p>

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.

NOW THEREFORE, 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 Exhibit "A" Attached

The purpose of this deed is for the Grantees to own subject property as tenant-by-the-entirety.

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:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, stat, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Teresa Ann Bledsoe (SEAL)  
Teresa Ann Bledsoe

Herman Steve Bledsoe (SEAL)  
Herman Steve Bledsoe

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# NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Teresa Ann Bledsoe and Herman Steve Bledsoe.

January 14, 2016.

Place notary seal below this line:

Shannon Bostic-Griffith  
Notary Public

Print/Type Notary Name: Shannon Bostic-Griffith

My Commission Expires: 10-23-17

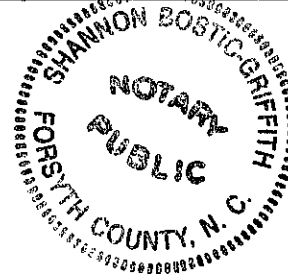


Exhibit "A"  
Teresa Bledsoe

Tract One:

Teresa Ann Bledsoe  
Lot 18V

**BEGINNING** at an iron stake, the northeast corner of the tract in Conrad Charles' line. This corner is S. 3°30' W. 100 feet from John M. Boles' corner, southeast corner; thence a new line S. 85°W. 308 feet to an iron stake on the east side of the Williard Road 30 feet from the center of the road; with the road right of way S. 12°45' E. 117 feet to an iron stake 30 feet from center of the road; thence again with road right of way S. 26°15' E. 567 feet to an iron stake 30 feet from the center of the road in Conrad Charles' line; thence with his line N. 3°30' E. 649 feet to the beginning, containing 2.45 acres, more or less.

SAVE AND EXCEPT from the above tract, any portion of the 4.681 acre tract previously conveyed by General Warranty Deed to Herman Steve Bledsoe and wife, Teresa Charles Bledsoe, in Book 1542, page 141, Forsyth County Registry.

Tract Two:

The southern portion of the tract of land described as Block 2649, Lots 12 and 18V, and being more particularly described as follows:

**BEGINNING** at a point, said point being the southwest corner of Betty Griffin as recorded in Deed Book 856, Page 17, Forsyth County Registry, said point of beginning also lying with an existing road (sometimes referred to as Willard Road); then proceeding along the southern line of Griffin, **North 82°04'49" East 305.39 feet** to a point, said point being the southeast corner of Griffin; thence **North 00°34'49" East 100.08 feet** to a point, said point being the northeast corner of Griffin; thence **North 00°22'30" East 150.01 feet** to a point; thence **North 01°03'15" East 149.27 feet** to a point; thence **North 89°47'51" East 1008.87 feet** to a point, said point lying in the western line of Martha Brock as recorded in Plat Book 52, Page 157, Forsyth County Registry;

thence with the western line of Brock, **South 01°55'34" East 313.57 feet** to a point, said point lying in the western line of Brock; thence with the western line of Brock, **South 28°51'32" East 218.23 feet** to a point, said point lying in the western line of Brock; thence with the western line of Brock, **South 00°39'51" East 496.37 feet** to a point, said point lying in the western line of Brock; thence **South 85°57'13" West 651.26 feet** to a point, said point being the southeast corner of Herman Bledsoe as recorded in Deed Book 1542 Page 141, Forsyth County Registry; thence with the eastern line of Bledsoe, **North 07°10'24" West 379.40 feet** to a point, said point being the northwest corner of Bledsoe; thence with the northern line of Bledsoe, **South 83°16'57" West 602.73 feet** to a point, said point being the northwest corner of Bledsoe, said point also lying with an existing road (sometimes referred to as Willard Road); thence proceeding along said road, **North 31°39'08" West 54.14 feet** to a point, said point lying with said road (sometimes referred to as Willard Road); thence with the eastern right-of-way line of said road (sometimes referred to as Willard Road), **South 54°58'47" West 10.19 feet** to a point, said point lying in the eastern right-of-way line of said road; thence with said road (sometimes referred to as Willard Road) along a curve **North 22°23'23" West** a chord distance of 276.53 feet , with arc length = 277.82' and radius = 831.00' to a point, said point being the point and place of beginning, containing 23.806 acres, more or less, according to a survey for the Ruth S. Charles Family, LLC as surveyed by Coe Forestry & Surveying, dated August 11, 2015, job no.: 15133.