



2016017058 00183

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$238.00

PRESENTED & RECORDED
 05-09-2016 01:48:49 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3285**PG: 421-423****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$238.00

Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at 6390 Providence Church Rd. Winston-Salem, NC 27105This instrument was prepared by: Heather J. Kiger Box 99

Brief description for the Index: _____

THIS DEED made this 9th day of May, 2016 by and between

GRANTOR	GRANTEE
GLORIA A. BYERLY, widow	CHRISTINA M. GOURLEY and husband, DWAYNE S. GOURLEY
PROPERTY ADDRESS IS <u>X</u> /IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	Property Address: 6390 Providence Church Rd Winston-Salem, NC 27105

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 Exhibit A

The property hereinabove described was acquired by Grantor by deed recorded in Deed Book 2195, Page 574, Deed Book 2664 Page 1950, Forsyth County Registry and See Estate File 05E1588, Forsyth County Clerk.

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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2016 and subsequent years.

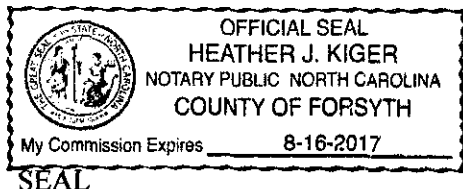
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Gloria A Byerly
GLORIA A. BYERLY

State of NORTH CAROLINA - County of Forsyth

I, Heather J. Kiger, a Notary Public of Forsyth County, State of North Carolina, certify that **GLORIA A. BYERLY**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 9th day of May 2016.



[Signature] Notary Public
My Commission Expires: 8-16-17

EXHIBIT A

Tract 1

Beginning at an iron stake in A.H. Rideout's line 30 feet west from the center of his paved drive on Providence Church Road and runs along the west side of said Church Road, South 3 degrees 30' East 100 feet; thence South 74 degrees 45' West 225 feet; thence North 4 degrees 30' West 100 feet to Rideout's line; thence along his line, North 74 degrees 45' East 225 feet to the Beginning corner; said property is shown on the Forsyth County Tax Maps as Lot 17C, Block 5147. For further reference see Deed Book 791, Page 298 and Deed Book 1032, Page 353 of the Forsyth County Registry.

Tract 2

BEGINNING at a point marked by an iron located at the southeastern corner of the Leonard K. Byerly Property (see Deed Book 1409, Page 1473 of the Forsyth County Registry) thence from said BEGINNING point South 02 deg. 57 min. 29 sec. East 20.21 feet to a point marked by an iron at the northeastern corner of David Trogden (see Deed Book 2034, Page 1568 of the Forsyth County Registry); thence South 73 deg. 46 min. 58 sec. West 242.00 feet to a point marked by an iron; thence North 63 deg. 07 min. 47 sec. West 67.23 feet to a point marked by an iron, passing through an iron at 60.24 feet; thence North 10 deg. 16 min. 59 sec. East 81.57 feet to a point marked by an iron; thence North 74 deg. 38 min. 05 sec. East 58.05 feet to a point marked by a nail placed at an existing bent rebar; thence South 04 deg. 38 min. 06 sec. East 100.07 feet to a point marked by an iron; thence North 73 deg. 52 min. 23 sec. East 221.38 feet back to the point and place of BEGINNING and containing 2688 acres more or less as per survey by David J. O'Brien RLS 3651 on April 3rd, 2001.