



2016017386 00086

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$84.00

PRESENTED & RECORDED:
05-11-2016 01:02:35 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: RANDY L SMITH
DPTY

BK: RE 3285

PG: 2071-2073

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **84.00**

Block 3471, Lot 603, 014G

PIN 6806-59-3276

Grantor Address: 601 Canal Drive, #4 Dockside
Carolina Beach, NC 28428

Grantee's Address: 4113 Cherrylaurel Lane
Winston-Salem, NC 27106-3574

This instrument was prepared by: R. Brandt Deal (Box 9)

Brief Description for the Index: 1149 Petree Road, Winston-Salem, NC

This Deed made this 11 day of May, 2016, by and between

GRANTOR: Hubert Price, Jr. and wife, Dossie M. Price

GRANTEE: John A. Shipley and wife, Margaret Shipley

The designation Grantors and Grantees 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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees 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 hereto and made a part hereof.

All or a portion of the property herein conveyed does not include the primary residence of the Grantors.

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, the Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record, if any and 2016 ad valorem taxes.

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

Hubert W. Price Jr. (Seal)
Hubert Price, Jr.

Dossie M. Price (Seal)
Dossie M. Price

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, A Notary Public of Forsyth County, State of North Carolina, certify that Hubert Price, Jr. and wife, Dossie M. Price, personally came before me this day and they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 11th day of May, 2016.

R Brandt Deal
Notary Public



My Commission Expires: _____

EXHIBIT "A"

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.