

2016025060 00093

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

\$176.00

PRESENTED & RECORDED

06/29/2016 11:49:44 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3294

PG: 2003 - 2006

Prepared by: Goins Law, 3723 Apple Orchard Cove, High Point, NC 27265

Mail After Recording to: Goins Law, 3723 Apple Orchard Cove, High Point, NC 27265

Excise Tax: \$ \$176.00

Permanent Address of Grantee: 2560 Gunstock Dr., Kernersville, NC 27284

Parcel Identifier No. 6887-86-7757.00 AND 6887-86-8607.00

Brief Description for Index: Lots 44 and 45, Bethel Forest, Sec 2, PB28-19

GENERAL WARRANTY DEED

THIS DEED made as of this 17th day of June, 2016 by and between: Barbara Lynn Danish, Executor of the Estate of Judith E. Danish Hester, and Jerry E Hester, and wife, Sarah Hester (hereinafter called "Grantors"); and Margaret Amanda Conrad Dunkelberger, and married woman and John Gilbert Dunkelberger, her husband (hereinafter called "Grantee").

WITNESSETH:

That said Grantor(s), for good and valuable consideration, 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 tract or parcel of land lying and being in the County of Forsyth, and State of North Carolina, and more particularly described as follows:

See Attached "Exhibit A"

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1261, Page 67 and Book 1335, Page 1554, Register of Deeds, Forsyth County, NC. Barbara Lynn Danish is appointed as Executor of the Hester Estate in Forsyth County File No. 16 E 440.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee(s) and their heirs and assigns, free and discharged of all right, title, claim, or interest of the Grantor(s) or anyone claiming by, through, or under them.

IN TESTIMONY WHEREOF, said Grantor(s) have hereunto set their hands and seals the day and year first above written.

Barbara Lynn Danish (seal)
Barbara Lynn Danish, Executor of the Estate of
Judith E. Danish Hester

I, the undersigned Notary Public of Kings County, State of New York,
certify that Barbara Danish personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes herein expressed. Witness my hand
and Notarial stamp on this the 17 day of June, 2016.

My commission Expires: 12/23/17

Matt Lauer, Notary Public
Printed or typed name of notary

(Affix Seal)

MATT LAUER
Notary Public - State of New York
No. 01LA025061
Qualified in Kings County
My Commission Expires Dec. 23, 2017

Jerry E. Hester (seal)
Jerry E. Hester

I, the undersigned Notary Public of Forsyth County, State of North Carolina
certify that Jerry E. Hester personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes herein expressed.
Witness my hand and Notarial stamp on this the 17 day of June, 2016.

My commission Expires: 11-01-2017

Frederick Sherrill Deaton
Frederick Sherrill Deaton Notary Public
Printed or typed name of notary

(Affix Seal)

FREDERICK SHERRILL DEATON
Notary Public - North Carolina
Forsyth County

Sarah Hester (seal)
Sarah Hester

I, the undersigned Notary Public of Forsyth County, State of North Carolina
certify that Sarah Hester personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes herein expressed. Witness my hand
and Notarial stamp on this the 17 day of June, 2016.

My commission Expires: 11-01-2017

Frederick Sherrill Deaton
Frederick Sherrill Deaton Notary Public
Printed or typed name of notary

(Affix Seal)

FREDERICK SHERRILL DEATON
Notary Public - North Carolina
Forsyth County

ATTACHMENT**EXHIBIT A****Tract 1:**

BEGINNING at an iron stake located in the southwest right of way line of Gunstock Drive, said iron stake also being located at the southeast corner of Joseph A. Crowder and wife, Deborah H. Crowder property; running thence from said beginning point with the southwest right of way line of Gunstock Drive, South 28 degrees 09' East 107.0 feet to an iron stake; running thence South 60 degrees 48' 30" West 196.04 feet to an iron stake; running thence North 29 degrees 06' West 110.0 feet to an iron stake, said iron stake being located at the southwest corner of said Crowder Property; running thence with the Crowder Property, North 61 degrees 41' East 197.83 feet to the point and place of Beginning. Also being part of Lot 21B, Block 5414, Kernersville Township as shown on Forsyth County Tax Maps and being Lot 44 of Bethel Forest, Section Two, as shown on a plat recorded in Plat Book 28, Page 19, in the Office of the Register of Deeds of Forsyth County, NC.

Together with a permanent non-exclusive easement to use the roads as shown on said unrecorded plat of Bethel Forest, Section No. 2, said roads being as shown on said plat and also being as they are now located upon the ground.

Parcel ID: 6887-86-7757.00

Tract 2:

BEGINNING at an iron stake located in the west right of way line of Gunstock Drive, said iron stake being located at the northeasternmost corner of the Steven L. Bryant and wife, Donna C. Bryant property described in Deed Book 1230, page 27; running thence from said beginning point with said Bryant property South 59 degrees 19' West 193.0 feet to an iron stake; running thence North 29 degrees 06' West 110.0 feet to an iron stake located at the present southwest corner of property owned by the grantee as described in Deed Book 1261, page 67 in the Office of the Register of Deeds of Forsyth County, NC; running thence with the property of the grantees, North 60 degrees 48' 30" East 196.04 feet to an iron stake located in the west right of way line of Gunstock Drive; running thence with the west right of way line of said drive, South 28 degrees 09' East 60.0 feet and a chord distance of South 26 degrees 25' East 45.0 feet to the point and place of Beginning. Also being designated as Lot number 45 as shown on an unrecorded plat of Section 2 of Bethel Forest, as made by Bennett Surveying Co., dated January 1979, which plat is recorded in Plat Book 28, Page 19 in the Office of the Register of Deeds of Forsyth County, NC.

This conveyance is made subject to Restrictive Covenants recorded in Deed Book 1130, page 267 in the Office of the Register of Deeds of Forsyth County, NC.

Parcel ID: 6887-86-8607.00