



2016035161 00165

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$160.00**

PRESENTED & RECORDED:  
 09-02-2016 02:53:57 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3306****PG: 973-976****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$160.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: \_\_\_\_\_

*Return To Rabil-Box 35*  
 Mail/Box to: Grantee

This instrument was prepared by: Scott K. Burger, Esq. Burger Legal, PLLC- Title Search Not Requested Nor Performed by Drafter

Brief description for the Index:

THIS DEED made this 20 day of August, 2016, by and between**GRANTOR**

HOWARD R. GRAVES and wife,  
 PAMELA J. GRAVES

Address: PO Box 264  
 Bethania, NC 27010

**GRANTEE**

S AND R MOORE INCORPORATED,  
 a North Carolina corporation

Tax Bill  
 Mailing Address: PO Box 15  
 Bethania, NC 27010

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2559 page 2037.

All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

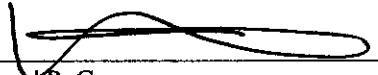
A map showing the above described property is recorded in Plat Book \_\_\_\_ page \_\_\_\_.

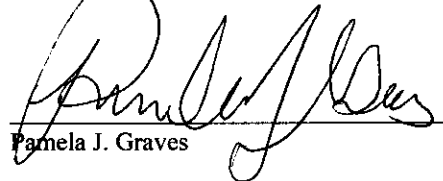
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Covenants, restrictions, and easements of record, and current year ad valorem taxes

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


 (SEAL)  
Howard R. Graves

 (SEAL)  
Pamela J. Graves

State of Texas - County or City of Brazos

I, the undersigned Notary Public of the County or City of College Station and State aforesaid, certify that **Howard R. Graves and Pamela J. Graves** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of August, 2016.



  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires: Apr. 12, 2018

## EXHIBIT A

## Legal Description

BEGINNING at an iron pipe found, the northeast corner of Jack E. Bryant and Lynda W. Bryant, now or formerly (Book 2063, Page 469, Forsyth County Registry) and running thence S. 68° 04' 18" E. 9.20 feet to an iron pipe found; running thence with the eastern line of Michael G. Smith and Edna M. Smith, now or formerly (Book 2756, Page 2173, Forsyth County Registry) N. 18° 52' 04" 55.20 feet to an iron pipe found; continuing thence with the eastern Smith line N. 18° 09' 15" E. 99.63 feet to an iron pipe found in the eastern line of Smith; continuing thence with the eastern Smith line N. 17° 45' 58" E. 45.92 feet to an iron pipe found; thence the following four (4) calls and distances: (1) N. 18° 04' 55" E. 54.50 feet to an iron pipe found; (2) N. 18° 13' 17" E. 99.80 feet to an iron pipe found; (3) N. 17° 54' 44" E. 78.19 feet; (4) N. 18° 06' 06" E. 124.57 to an iron pipe found in the southwest line of Richard F. Byrd and Tia M. Byrd, now or formerly (Book 2132, Page 3257, Forsyth County Registry); thence with the southwestern line of Byrd S. 39° 15' 24" E. 211.26 feet to an iron pipe found, the northeast corner of Lot 5 (Plat Book 23, Page 112, Forsyth County Registry); thence along a curve to the left with a radius of 55.00 feet, an arc distance of 79.49 feet, and a chord bearing S. 11° 08' 04" E. for 72.75 feet to an iron pipe found in the western right of way line of Stoneman Place; thence along the western right of way line of Stoneman Place, same being an eastern line of Lot 5, S. 18° 45' 13" W. 26.60 feet to an iron pipe found, the northeastern corner of Lot 4 (Plat Book 23, Page 112, Forsyth County Registry); thence along the western right of way of Stoneman Place, same being the eastern line of Lot 4, S. 18° 19' 29" W. 100.06 feet to an iron pipe found, the northeastern corner of Lot 3 (Plat Book 23, Page 112, Forsyth County Registry); thence along the western right of way line of Stoneman Place, same being the eastern line of Lot 3, S. 18° 27' 26" W. 99.97 feet to an iron pipe found, the northeastern corner of Lot 2 (Plat Book 23, Page 112, Forsyth County Registry); thence along the western right of way line of Stoneman Place, same being the eastern line of Lot 2, S. 18° 25' 25" W. 100.02 feet to an iron pipe found, the northeastern corner of Lot 1 (Plat Book 23, Page 112, Forsyth County Registry); thence

along the western right of way line of Stoneman Place, same being the eastern line of Lot 1, S. 18° 41' 28" W. 97.10 feet to an iron pipe found in the northern line of that property conveyed to the State of North Carolina in that deed recorded in Book 2594, Page 1029, Forsyth County Registry, the southeastern corner of Lot 1 (Plat Book 23, Page 112 Forsyth County Registry); thence with the southern line of Lot 1, N. 71° 54' 51" W. 210.53 feet to an iron pipe found; thence N. 70° 33' 23" W. 9.98 feet to an iron pipe found in the eastern line of the Bryant Property (Book 2063, Page 469, Forsyth County Registry); thence with the eastern line of the Bryant Property, N. 18° 28' 08" E. 43.80 feet to an iron pipe found, the POINT OR PLACE OF BEGINNING, containing 2.4433 acres, more or less, all as shown on map prepared by Accurate Surveying PLLC on May 24, 2016, JN10345.

And also being known as Lots 1, 2, 3, 4 and 5 as shown on the Map of Moravian Village, Plat Book 23, Page 112, Forsyth County Registry, LESS AND EXCEPT that certain ten (10) foot strip along the western property lines of Lots 2, 3 and 4, and along a portion of the western property lines of Lots 1 and 5, as described in those deeds recorded in Deed Book 980, Page 322, Forsyth County Registry, and in Deed Book 980, Page 330, Forsyth County Registry, and also being a portion of the property conveyed to Howard R. Graves and wife, Pamela J. Graves in that deed recorded in Book 2559, Page 2037, Forsyth County Registry.

For further reference the above described tract is the boundary of those lots separately identified on the maps of the Forsyth County Tax Supervisor as the following Lots in Tax Block 5038:

Lot 1 B, Parcel No. 6808-58-6522, Stoneman Place, Pfafftown, NC 27040

Lot 2 B, Parcel No. 6808-58-6651, Stoneman Place, Pfafftown, NC 27040

Lot 3 C, Parcel No. 6808-58-6781, Stoneman Place, Pfafftown, NC 27040

Lot 4 A, Parcel No. 6808-58-7811, Stoneman Place, Pfafftown, NC 27040

Lot 5 A, Parcel No. 6808-58-7932, Stoneman Place, Pfafftown, NC 27040