

2018001217 00123FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$1300.00**

PRESENTED & RECORDED

01/11/2018 03:01:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3386**PG: 1749 - 1751****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,300.00

Parcel Identifier No. 6980-57-3934.000

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

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Joseph D. Orenstein, Coltrane Grubbs Orenstein, PLLC

Brief description for the Index: 4.121 acres along Belews Lake Drive

THIS DEED made the 11th day of January, 2018, by and between

GRANTOR	GRANTEE
<p>CAROLINA HYDRAULICS, INC.</p> <p>Grantor Address: PO Box 367 Kernersville, NC 27285</p>	<p>ERIC J. MOSER, and wife, HEATHER P. MOSER</p> <p>Grantee Address: 206 S Cherry Street Kernersville, NC 27284</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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, 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 incorporated by reference.

The property described herein was acquired by Grantor by instrument recorded in Book 2965, Page 406, Forsyth County Registry.

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

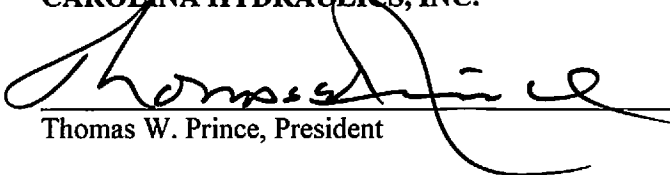
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 easements, rights of way, and other restrictions of record.

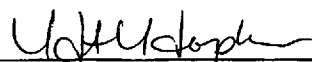
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CAROLINA HYDRAULICS, INC.

 (SEAL)
Thomas W. Prince, President

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of Forsyth County, North Carolina, certify that Thomas W. Prince personally came before me this day and acknowledged that he/she is the President of Carolina Hydraulics, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 11th day of January, 2018.


Heather Hopkins, Notary Public
My Commission Expires: December 30, 2019.

HEATHER HOPKINS
Notary Public - North Carolina
Forsyth County
My Commission Expires December 30, 2019

EXHIBIT "A"
Property of ERIC J. MOSER, and wife, HEATHER P. MOSER
8208 Belews Lake Drive

BEGINNING at an iron post in the center line of the railroad track for Southern Railroad, said post being a common corner for the property of Sue P. Isley and the property of Green Hi-Win Farm, Inc.; thence from said beginning point and with the Isley property, North 42° 22' East 353.12 feet to an old axle; thence continuing with the Isley property, North 87° 34' East 115.50 feet to an iron post within the right of way of Belews Lake Drive (State Road 2119); thence within said right of way, South 08° 45' West 92.40 feet to an iron post; thence continuing within said right of way, South 22° 50' East 194.58 feet to an iron post; thence partially within said right of way and with the property of Annie G. Pegram, South 49° 44' East 91.08 feet to an iron post within said right of way; thence crossing said right of way, South 26° 52' West 101.64 feet to an iron post in the center line of said railroad tract; thence with the property of Green Hi-Win Farm, Inc., South 15° 20' West 70.68 feet to an iron post located in the paved portion of a private 20 foot road; thence with the general direction of said road and the property of Green Hi-Win Farm, Inc., South 52° 46' West 215.00 feet to an iron post; thence North 46° 18' 15" West 373.58 feet to a point; thence with the property of Green Hi- Win Farm, Inc., North 12° 52' East 97.00 feet to the point and place of BEGINNING and containing 4.121 acres, more or less.

This property is subject to a 30 foot easement along the southeast boundary line with the Green Hi- Win Farm property from the G. L. Neal property to Belews Lake Drive for the purpose of ingress and egress to the Neal property and their assigns and/or successors.

This is the same property as described in Book 2741, Page 2399, Forsyth County Registry and is designated as Tax PIN 6980-57-3934.00 (Block 5235, Lot 004 and 101) on the Forsyth County tax maps. (This property contains approximately 3.79 acres according to the Forsyth County Tax maps.)