

FORSYTH CO, NC 113 FEE: \$ 12.00
PRESENTED & RECORDED: 04/28/2000 11:38AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXT: \$ 80.00
EK2114 P2247 - P2249



Excise Tax \$80.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of, 19

by

Mail after recording to ~~Grantee~~

This instrument was prepared by Leslie G. Frye BOX

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of April, 2000, 19, by and between

GRANTOR

GRANTEE

REX L. PEDDYCORD, CO-EXECUTOR and
DONALD L. PEDDYCORD, CO-EXECUTOR
of the Estate of VERA VANCE PEDDYCORD

GEORGE S. YANNOPOULOS and wife,
ALISA K. YANNOPOULOS

Estate File No. 00 E 214

Enter in appropriate block for each party: name, 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 City of, Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All easements, right-of-ways and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

Rex L. Peddycord (SEAL)
REX L. PEDDYCORD, CO-EXECUTOR

Donald L. Peddycord (SEAL)
DONALD L. PEDDYCORD, CO-EXECUTOR

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.



Notary Public of the County of Surry and State aforesaid, certify that REX L. PEDDYCORD, CO-EXECUTOR and DONALD L. PEDDYCORD, CO-EXECUTOR Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of April, 2000 19.....

My commission expires: 8/1/2003 *Lesa C. Hensley* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

Use Black Ink

personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of *Lesa C. Hensley*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

BACKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By *Backie C. Wood* Deputy Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an iron stake where the North right of way line of Hammond Street intersects with the East right of way line of Metering Station Road, running thence from said Point of Beginning along the North right of way line of Hammond Street as the same curves slightly to the right the courses and distances: North 74 degrees 38 minutes 20 seconds East 84.73 feet to an iron stake and North 83 degrees 09 minutes 30 seconds East 84.57 feet to an iron stake, corner with Raymond Forest Subdivision No. 2 as recorded in Plat Book 18, page 97; running thence with the aforesaid subdivision, North 1 degrees 27 minutes 50 seconds West 429.87 feet (crossing iron stakes at 220.59 feet, 65.74 feet and 101.98 feet) to the center of Kerners Mill Creek marked by an iron stake located 10.39 feet South of the center of said creek; running thence with the center of said creek the following four courses and distances: North 42 degrees 05 minutes 30 seconds West 161.57 feet to a point; North 66 degrees 46 minutes 50 seconds West 70.07 feet to a point; South 80 degrees 33 minutes 00 seconds West 129.07 feet to a point and South 84 degrees 54 minutes 00 seconds West 338.89 feet to a point, corner with Raymond Forest Subdivision as recorded in Plat Book 18, Page 20; running thence with the aforesaid subdivision South 22 degrees 38 minutes 44 seconds East 481.01 feet to an iron stake (crossing iron stakes at 19.57 feet, 261.61 feet, 94.56 feet, 5.51 feet and 99.76 feet); running thence with the North lines of Lots 1 and 2 of Willow Creek, Section 4, Plat Book 30, Page 154: North 72 degrees 37 minutes 50 seconds East 214.05 feet to an iron stake in the West right of way line of Metering Station Road, running thence with the right of way of said Metering Station Road the following six courses and distances to the Point and Place of Beginning: North 10 degrees 24 minutes 30 seconds West 85.26 feet to an iron stake, thence on a curve to the right for two courses and distances: (1) radius of 429.78 feet chord bearing and distance North 2 degrees 34 minutes 00 seconds West 117.15, by arc measurement 117.52 feet (2) radius of 50 feet, chord bearing and distance South 59 degrees 23 minutes 10 seconds East 90.37 feet, by arc measurement 201.32 feet; thence two courses to the left: (1) radius of 35 feet by chord measurement South 28 degrees 01 minutes 20 seconds West 37.86 feet, arc measurement of 40.01 feet, (2) radius of 369.78 feet, by chord measurement South 8 degrees 50 minutes 50 seconds East 27.14 feet and by arc measurement 27.14 to an iron stake; and South 10 degrees 20 minutes 50 seconds East 277.58 feet to an iron stake the Point and Place of **BEGINNING, containing 5.532 acres.** For further reference see Lots 3, 5, 6, 8, 9 and 10, Plat of Raymond Forest Section Three as recorded in Plat Book 29, Page 3, Forsyth County Registry. The above description is taken from a survey entitled Plat for George S. Yannopoulos and wife, Alisa K. Yannopoulos as prepared by McAnally Land Surveying, P.C. dated April 28, 2000 and designated as Job No. S-0422

Being Tax Block 5426A, Lots 3, 5, 6, 8, 9 and 10.