

2005053853 00216

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$524.00

PRESENTED & RECORDED:
08-16-2005 01:00 PMDICKIE C WOOD
REGISTER OF DEEDS
By: ROSALYN E MARSH DEPUTY

BK:RE 2592

PG:1264-1266

Prepared by: J. LaRoss Ketner, Attorney

After recording: GRANTEE: 2213 Standing Oak Lane, Pfafftown, NC 27040

STAMPS \$524.00

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)NORTH CAROLINA
GENERAL WARRANTY DEED

THIS DEED, made this 16th day of August, 2005, by and between **Charles F. Sander and wife, Ruth A. Sander**; (hereinafter called "Grantor") and **Brian M. Gravely and wife, Stacy Gravely**, (hereinafter called "Grantee"). 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 and its successors and assigns, in fee simple all that certain tract or parcel of land situated in Forsyth County, North Carolina, which is more particularly described as follows:

BEGINNING at an existing iron pipe in the north right-of-way line of Vienna-Dozier Road, said iron pipe being the southeastern most corner of Lena Chitty (Deed Book 1329, Page 918, Forsyth County Registry); running thence with Chitty's east lines the following two courses and distances: North 33 degrees 49 minutes 43 seconds East 272.24 feet to an existing iron pipe, Chitty's northeast corner and North 37 degrees 09 minutes 46 seconds

West 261.46 feet to a new iron pipe; running thence South 59 degrees 05 minutes 35 seconds East 444.33 feet to a new iron pipe in the west line of an access easement described in Deed Book 1641, Page 4403, Forsyth County Registry; running thence with said west line, South 31 degrees 0 minutes West 389.30 feet to a new iron pipe in the north right-of-way line of Vienna-Dozier Road; running thence with said right-of-way line, North 53 degrees 50 minutes 35 seconds West 215.94 feet to the POINT AND PLACE OF BEGINNING. Containing approximately 2.073 acres according to an unrecorded plat of survey by Joseph E. Franklin, RLS, dated 4/22/94.

TOGETHER WITH that non-exclusive access easement recorded in Deed Book 1641, Page 4403, Forsyth County Registry.

Informally known as Tax Block 4617, Tax Lot 132. Having the address of 2213 Standing Oak Lane, Pfafftown, NC 27040.

The property herein above described was acquired by Grantor by instrument recorded in Book 2122, Page 3551.

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 the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein after stated.

Title on the property herein above described is subject to the following exceptions:

- a) ad valorem taxes for the current year, and subsequent years, not yet due and payable.
- b) This conveyance is made expressly subject to any and all rights-of-way, conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Charles F. Sander
Charles F. Sander

Ruth A. Sander
Ruth A. Sander

NORTH CAROLINA - Forsyth COUNTY

I, EILEEN MATTISON, a Notary Public of the County and State aforesaid, certify that **Charles F. Sander** personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and official stamp or seal, this 10th day of August, 2005.

Eileen Mattison
Notary Public

My Commission Expires: September 4, 2007



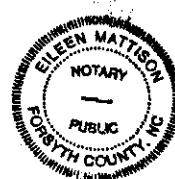
NORTH CAROLINA - Forsyth COUNTY

I, EILEEN MATTISON, a Notary Public of the County and State aforesaid, certify that **Ruth A. Sander** personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and official stamp or seal, this 10th day of August, 2005.

Eileen Mattison
Notary Public

My Commission Expires: September 4, 2007



The foregoing Certificate of Eileen Mattison

is 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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR Forsyth County

By R. Menal Deputy/Assistant - Register of Deeds