

DRAFTED BY: Samuel M. Booth

RECORDING TIME
BK 1796 P0506



FORSYTH COUNTY 09-14-93



\$400.00



Real Estate Excise Tax

EXCISE TAX

156

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
PROBATE AND FILING FEES PAID

\$8.00 pd.

Jeri Jagger

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: _____
Mail after recording to: _____
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of September, 19 93, by and between

GRANTOR
JAMES HARRY LEWIS and wife,
BETTY M. LEWIS

GRANTEE
ROGER L. COLLINS and wife,
CARLA J. COLLINS

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, in consideration of (\$ 100.00 & OVC), One Hundred Dollars & O.V.C. to them 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 in Forsyth County, North Carolina BeLews Creek Township, more particularly described as follows:

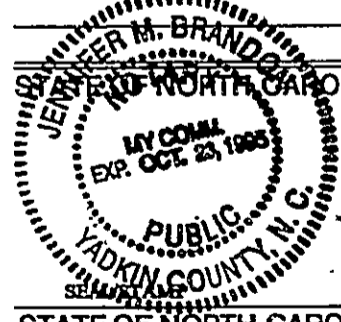
A tract of land containing 34.5 acres more or less together with an easement, all being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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

James Harry Lewis (seal)
JAMES HARRY LEWIS (seal)

Betty M. Lewis (seal)
BETTY M. LEWIS (seal)



I, Jennifer M. Brandon, a Notary Public of Forsyth County, NC, do hereby certify that James Harry Lewis and wife, Betty M. Lewis personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 14th day of September, 19 93.

My commission expires Oct. 23, 1995. Jennifer M. Brandon Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of Jennifer M. Brandon, NP, Yadkin Co, NC is/are certified to be correct.

This the 14 day of September, 1993.

L.E. Speas, Register of Deeds for Forsyth County by:
Deborah Radcliff Deputy/Assistant

EXHIBIT "A"

BEGINNING at an iron stake located at the southeast corner of Tax Lot 3 in Block 5227, being the southeast corner of the within described tract and the southwest corner of Tax Lot 4B in Block 5527, now or formerly owned by William Hugh Lewis; thence from said Point of Beginning and with William H. Lewis' western line, North 03 degrees 34 minutes 03 seconds East 361.28 feet to an iron stake; thence North 82 degrees 50 minutes 23 seconds West 33.0 feet to an iron stake; thence continuing with William Hugh Lewis' western line, North 03 degrees 34 minutes 03 seconds East 1622.53 feet to an iron stake in the southern line of W. R. Wagoner (now or formerly); thence North 84 degrees 38 minutes 30 seconds West 766.26 feet, more or less, to an iron stake in the northwest corner of Tax Lot 3 in Block 5227; thence southwardly 1924.38 feet to an iron stake, the northwest corner of Velda Sparger; thence with Sparger's northern line, South 79 degrees 07 minutes 48 seconds East 812.33 feet to an iron stake, the northwest corner of Tax Lot 30 in Block 5226, belonging to James H. Lewis; thence South 79 degrees 07 minutes 48 seconds East 20.94 feet to an iron stake, the Point and Place of Beginning, containing 35.5 acres, more or less, being the same property as described in Book 1577, Page 1707, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Book 256, Page 23, in the Forsyth County Registry. Being Tax Lot 3 in Block 5227, as presently shown on the Forsyth County Tax Maps.

Together with a non-exclusive permanent easement for ingress, egress and regress and for the installation and maintenance of utility lines over a 50-foot wide strip of land described as follows:

BEGINNING at an iron stake, the northeast corner of Tax Lot 29 in Block 5226, belonging to Velda Sparger; thence with the southern line of the above-described tract, South 79 degrees 07 minutes 48 seconds East 20.94 feet to an iron stake, the southwest corner of William Hugh Lewis; thence with Lewis' southern line, South 89 degrees 21 minutes 07 seconds East 267.71 feet to an iron stake in the northwestern right-of-way line of Pine Hall Road; thence with said right-of-way line as it curves to the left, a chord direction and distance South 45 degrees 43 minutes 55 seconds West 70.81 feet to a point; thence North 89 degrees 21 minutes 07 seconds West 237.14 feet to a point in Sparger's East line; thence North 00 degrees 09 minutes 58 seconds West 53.72 feet to an iron stake, the Point and Place of Beginning, being a 50-foot wide strip of land extending westwardly from Pine Hall Road to and adjacent to the southern line of the above-described tract. The courses and distances of said description being in accordance with a drawing made from a prior survey by Kenneth Lee Foster, R.L.S., bearing Job No. 9449-93A. Said easement runs across the entire northern 50 feet of Tax Lot 30 in Block 5226 as presently shown on the Forsyth County Tax Maps. Said easement being appurtenant to the above-described tract and shall run with the title to same.