



2015040033 00181

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$650.00

PRESENTED & RECORDED:
10-19-2015 04:08:52 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY

BK: RE 3255
PG: 3229-3231

Address of Charles Darrell Cain, ~~8050 West Road, Walnut Cove, NC 27052~~ *Osborne*
Address of Sandra Mitchell Robertson, ~~1712 Kerner Road, Kernersville, NC 27284~~ *Box 3*
Address of the Grantor: 917 Ash Lane, Glade Valley, NC 28627
This property () is () is not the primary residence of the Grantor

Excise tax: \$650.00

This instrument was prepared by: Samuel M. Booth

PIN: 6960-51-6635

Brief description for the **Index**: 33.634 acres off Pine Hall Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19 day of October, 2015, by and between

GRANTOR

GRANTEE

ROGER L. COLLINS and wife,
CARLA J. COLLINS

CHARLES DARRELL CAIN and
SANDRA MITCHELL ROBERTSON
as tenants in common each having a
50% undivided interest.

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

Being a tract of land containing 33.6 acres, more or less off the northwest side of Pine Hall Road as being more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by reference as it fully set forth here, together with an easement. The improvements on this property are being sold in an "as is" condition.

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

And the Grantor covenants with Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple, that is free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whatsoever,

except as to easements and restrictions of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereto set their hands and seals.

Carla J. Collins (Seal)
Carla J. Collins

Roger L. Collins (Seal)
Roger L. Collins

NORTH CAROLINA - FORSYTH COUNTY

I, Carol N. Bennett a Notary Public of Stokes County, State of North Carolina, certify that **ROGER L. COLLINS** and wife, **CARLA J. COLLINS**, Grantor, personally came before me this day and voluntarily acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 19th day of October, 2015.

Carol N. Bennett
Print name Carol N. Bennett Notary Public

My Commission expires: 6-24-17

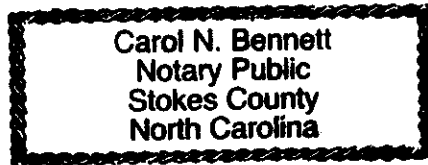


EXHIBIT A

to

Deed from Roger L. Collins and wife, Carla J. Collins to Charles Darrell Cain

Beginning at an existing 5/8ths inch rebar, the northwest corner of Charles D. Cain (Book 3209 page 3287) PIN 6960-61-4833, thence from the point of Beginning and with the western line of Charles D. Cain South 3 degrees 34 minutes 37 seconds West 1,619.94 feet to and existing 5/8ths inch rebar; thence South 82 degrees 9 minutes 41 seconds East 32.37 feet to an existing 1/2 inch pipe; thence South 3 degrees 34 minutes 38 seconds West 360.97 feet to an existing 3/4 inch pipe, the southwestern corner of Cain in the north line of a 50 foot wide private easement; thence North 79 degrees 7 minutes 48 seconds West 833.18 feet to an existing iron, the northwest corner of Velda Sparger (Book 1684 page 3329) PIN 6960-50-7630; thence North 6 degrees 17 minutes 21 seconds East 194.74 feet to an existing 5/8ths inch pipe, the common corner of Yvonne April Pierberg (Book 1937 page 2541) and Charles Holley (Book 2222 page 1054); thence North 06 degrees 13 minutes 33 seconds East 435.69 feet to an existing 3/4 inch iron pipe; thence North 6 degrees 36 minutes 43 seconds East 49.44 feet to an existing 1 1/2 inch pipe the common corner of Norman Haus and Wanda S. Clifton; thence with Clifton's east line North 6 degrees 18 minutes 44 seconds East 216.55 feet to an existing 3/4 inch pipe, the common corner of Wanda S. Clifton and Timothy Oldham; thence with Oldham's east line North 6 degrees 19 minutes 15 seconds East 138.77 feet to an existing 1 inch iron pipe; thence continuing North 06 degrees 19 minutes 15 seconds East 49.72 feet to an existing stone, the common corner of Oldham and Dean Stoddard; thence with Stoddard's east line North 5 degrees 19 minutes 58 seconds East 369.92 feet to an existing 3/4 inch pipe; thence North 9 degrees 38 minutes 55 seconds East 59.88 feet to an existing 3/4 inch pipe, the common corner of Stoddard and James Richter; thence with Richter's east line North 4 degrees 36 minutes 16 seconds East 367.52 feet to an existing 5/8ths inch rebar, the common corner of Richter, Charles Fulp and Randall Yarbrough; thence with Yarbrough's south line South 86 degrees 11 minutes 27 seconds East 718.58 feet to and existing 5/8ths inch rebar, the northwest corner of Charles D. Cain, the point and place of Beginning. Containing 33.634 acres, more or less, in accordance with a survey made by Kenneth L. Foster, PLS dated July 9, 2015, bearing Job No. 3522-15C. Being currently shown as PIN 6960-51-6635 on the Forsyth County Tax records. For further reference see Book 1796 page 506, Forsyth County Registry.

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

Beginning at an existing 3/4 inch pipe, the southeast corner of the above described tract; thence with the south line of Charles D. Cain South 88 degrees 11 minutes 25 seconds East 242.63 feet to an existing 1/2 inch rebar; thence South 89 degrees 11 minutes 25 seconds East 25.09 feet to a point in the northwestern right of way of Pine Hall Road; thence with the right of way line of Pine Hall Road on a curve to the left a chord course and distance South 46 degrees 20 minutes 4 seconds West 71.37 feet to a point; thence North 89 degrees 11 minutes 23 seconds West 237.41 feet to a point; thence North 0 degrees 48 minutes 35 seconds East 53.66 feet to point in the south line of the above described tract; thence South 79 degrees 7 minutes 48 seconds East 20.94 feet to the point of Beginning. Being a fifty foot wide easement extending from the northwest right of way line of Pine Hall Road to the south line of the above described tract.