



2014024273 00071

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1900.00PRESENTED & RECORDED:
07-09-2014 12:06:37 PMC. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: LORI HOLLOWAY
DPTY

BK: RE 3186

PG: 3408-3410

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No.: 6815-89-9598.00 (Block 2407, Lot 104A)

Return after recording to: *Box # 144 Porter*

Mail tax bills to Grantee: 445 Westview Dr., Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: 1.02 Acres +/-, Westview Dr.

THIS DEED made this 6th day of June, 2014, by and between,

GRANTOR	GRANTEE
<p style="text-align: center;">DANIEL M. DELEN and wife CATHERINE D. BEECKMAN Mailing Address: 2620 - 39th Ave., Seattle, WA 98199</p>	<p style="text-align: center;">CARL JOSEPH WESTCOTT and wife MARLENA MOORS WESTCOTT Mailing Address: 445 Westview Dr., Winston-Salem, NC 27104</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 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 City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 445 Westview Dr., Winston-Salem, NC 27104

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2760, Page 484, Forsyth County Registry.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

[Handwritten Signature]

(SEAL)

Daniel M. Delen

[Handwritten Signature]

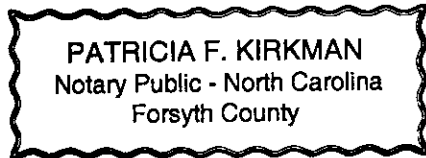
(SEAL)

Catherine D. Beckman

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Daniel M. Delen and wife Catherine D. Beckman.

Date: 6-10-14



[Handwritten Signature]
Notary Public

My Commission Expires: 4-29-19

Patricia F. Kirkman
printed or typed name of notary public

EXHIBIT "A"

BEGINNING at an iron at the southeast corner of property now or formerly owned by Hylton A. Crotts recorded in Deed Book 660, Page 312, the northeast corner of property formerly owned by James P. Willis recorded in Deed Book 869, Page 451; thence with the east line of property formerly owned by Willis South $11^{\circ} 55'$ East 237.03 feet to an iron at the northwest terminus of Westview Drive; thence along the north end of Westview Drive South $88^{\circ} 21'$ East 20 feet to the center line of a drive; thence with said center line along three curves to the right, having the following chord directions and distances: North $25^{\circ} 48'$ East 50.55 feet to a point; North $51^{\circ} 59'$ East 50.0 feet to a point and North $77^{\circ} 08'$ East 33.0 feet to a point; thence continuing with said center line North $89^{\circ} 39'$ East 48 feet to an iron; thence North $22^{\circ} 30'$ East 172.48 feet to an iron; thence North $85^{\circ} 50'$ West 283.65 feet to an iron in Crotts' east line; thence with Crotts' east line South $11^{\circ} 45'$ East 32.92 feet to the point and place of BEGINNING. Containing 1.02 acres and being shown as Lot 5 on map entitled "Property of R. C. Vaughn, Jr. and Stuart Vaughn" dated December 14, 1972, last revised April 4, 1974, prepared by Lee M. Hinshaw, C.E.

Also granted hereby, but without warranties, is a perpetual, non-exclusive easement of ingress and egress affording access to the above-described property from the developed portion of Westview Drive over the undeveloped portion of Westview Drive, more particularly described as follows (said easement to be a covenant running with the land):

BEGINNING at the northwest corner of Lot 119 as shown on Map of Westview recorded in Plat Book 12, Page 109(2), Forsyth County Registry; thence with the west line of property of Parham North $12^{\circ} 20'$ West 110 feet to the northwest corner of said property of Parham in the south line of property now or formerly owned by Vaughn; thence North $88^{\circ} 21'$ West 63.89 feet in a westwardly direction along said line to a point in the east line of property of Parrish; thence with said line South $01^{\circ} 17' 33''$ East 123.58 feet to Parrish's southwest corner; thence crossing the developed portion of Walton Road (now Westview Drive) in an eastwardly direction, 55 feet more or less to the point and place of BEGINNING, being the undeveloped part of Walton Road (now Westview Drive).