

FORSYTH CO, NC 10 FEE: \$ 20.00  
 PRESENTED & RECORDED: 11/22/2002 09:30AM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 NO TAXABLE CONSIDERATION

BK2299 P1668 - P1670



Excise Tax \$ 0

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. **Block 5601, Lot 29, 33**  
 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 by \_\_\_\_\_

Mail after recording to **Franklin A. Bell**This instrument was prepared by **Franklin A. Bell**

DOCUMENTS PREPARED WITHOUT  
 BENEFIT OF TITLE EXAMINATION

Brief Description for the index

Tract, Abbotts Creek

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **October 10, 2002**, by and between

GRANTOR

GRANTEE

**CHRISTOPHER LEE COLE (single)**

**SANDRA PROCTOR COLE**  
**439 Cow Palace Road**  
**Lexington, NC 27295**

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 , **Abbotts Creek** Township, **Forsyth** County, North Carolina and more particularly described as follows:

**BEGINNING at a spike located in the centerline of Wallburg Road, said spike being located North 70 deg. 09' 46" West 30.21 feet from an existing iron pin, which existing iron pin is located at the intersection of the eastern right-of-way line of Wallburg Road and the southwestern corner of the Gary Motsinger property as (see 84 E 589, in the Forsyth County Clerk of Court's Office) running thence from said beginning point South 70 deg. 09' 46" East 438.96**

feet to a stone; thence South 05 deg. 52' 35" West 211.75 feet to a new iron pin; thence South 73 deg. 21' 11" West 312.98 feet to a new iron pin on the eastern right-of-way line of Wallburg Road; thence South 73 deg. 21' 11" West 29.78 feet to a spike in the centerline of Wallburg Road; thence running with the centerline of Wallburg Road the following courses and distances: North 16 deg. 08' 49" West 108.31 feet to a nail; thence North 12 deg. 21' 14" West 91.68 feet to a nail; thence North 07 deg. 22' 55" West 131.56 feet to a nail; thence North 00 deg. 26' 30" West 91.73 feet to a nail; thence North 06 deg. 23' 45" East 42.32 feet to a spike, said spike being the point and place of BEGINNING. This tract contains 3.00 acres, more or less, as shown on a survey entitled "Property of Sandra P. Cole" by J. D. Leonard, RLS, dated April 25, 1988.

Save and except that portion of the hereinabove described tract lying in the eastern right-of-way line of Wallburg Road which has been heretofore dedicated to the North Carolina Department of Transportation.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2019, Page 1317.

A map showing the above described property is recorded in Plat , 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 rights-of-way and easements of record.**

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)

Christopher Lee Cole (SEAL)  
Christopher Lee Cole

By: \_\_\_\_\_

\_\_\_\_\_  
President

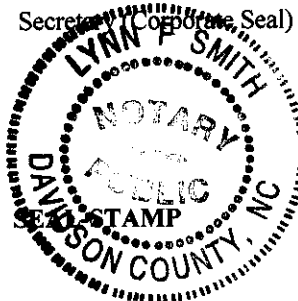
ATTEST: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Secretary (Corporate Seal)



NORTH CAROLINA, Davidson County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Christopher Lee Cole** (single) Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11/13/2002

My commission expires: 8/17/2006

Lynn P. Smith Notary Public

SEAL-STAMP

NORTH CAROLINA, Davidson County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she 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 him/her as its Secretary. Witness my hand and official stamp or seal, this \_\_/\_\_/\_\_.

My commission expires: \_\_/\_\_/\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

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.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

Lynn F Smith NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst