

2005017776 00168

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-23-2005 02:45 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2550

PG: 4269-4271

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Surane & Pross, 19520 W. Catawba Avenue #313, Cornelius, NC 28031

Brief description for the Index: LT -----NO TITLE OPINION RENDERED,

THIS DEED made this 28th day of February, 20 05, by and between

GRANTOR

F. VERDELL THOMAS
 SURVIVING TENANT BY THE ENTIRETY
 WITH JOSEPH L. THOMAS WHO DIED
 ON NOVEMBER 28, 2004

GRANTEE

F. VERDELL THOMAS AS TRUSTEE
 FOR THE
 F. VERDELL THOMAS
 REVOCABLE LIVING TRUST

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 _____, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

ENVELOPE

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

(Corporate Name)

F. Verdel Thomas (SEAL)
F. VERDELL THOMAS

By: _____

President

(SEAL)

ATTEST:

(SEAL)

Secretary (Corporate Seal)

(SEAL)

State of North Carolina - County of Stokes

I, the undersigned Notary Public of the County and State aforesaid, certify that F. Verdel Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 3rd day of April March, 2005

My Commission Expires: 4-4-2006



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF STOKES
KAREN C. STOLTZ

Karen C. Stoltz
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Karen C. Stoltz 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 here.

DICKIE C. WOOD, REGISTER OF DEEDS

By: [Signature] Register of Deeds for Forsyth County
Deputy/Assistant - Register of Deeds

ATTACHMENT

BEGINNING AT AN IRON STAKE IN THE WEST RIGHT-OF-WAY LINE OF LEWISVILLE-VIENNA ROAD (FORMERLY LEWISVILLE-BROOKSTOWN), IN THE NORTH LINE OF HENRY B. MOCK, AND RUNNING THENCE SOUTH 89 DEGREES 37' WEST 166.47 FEET TO AN IRON STAKE; THENCE SOUTH 89 DEGREES 49' WEST 143 FEET TO AN IRON STAKE; RUNNING THENCE NORTH 4 DEGREES 00' EAST 153.0 FEET TO AN IRON STAKE; THENCE SOUTH 86 DEGREES 0' EAST 143.20 FEET TO AN IRON STAKE; THENCE SOUTH 4 DEGREES 14' WEST 11.30 FEET TO AN IRON STAKE; THENCESOUTH 85 DEGREES 53' EAST 166.04 FEET TO AN IRON STAKE IN THE RIGHT-OF-WAY LINE OF LEWISVILLE-VIENNA ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 4 DEGREES 17' WEST 118.20 FEET TO AN IRON STAKE, THE PLACE OF BEGINNING. ALSO BEING KNOWN AND DESIGNATED AS LOTS 1 AND 13 ON THE UNRECORDED MAP OF S.W. MOCK PROPERTY AS SURVEYED BY JUNE LINEBACK, REGISTERED SURVEYOR IN 1959 AND ALSO KNOWN AND DESIGNATED AS LOT 48-C, BLOCK 4615 ON THE FORSYTH COUNTY TAX MAP.

IN ACCEPTING THIS DEED, PUCHASERS, AS A PART OF THE CONSIDERATION, HEREBY ASSUME AND AGREE TO PAY THE BALANCE DUE ON THE NOTE SECURED BY A DEED OF TRUST TO WACHOVIA BANK AND TRUST COMPANY DATED AUGUST 9, 1968, RECORDED IN BOOK 1010 AT PAGE 498 IN THE FORSYTH COUNTY REGISTRY.