

DRAFTED BY: Donald M. VonCannon

FORSYTH CO, NC 293 FEE: \$ 10.00
PRESENTED & RECORDED: 11/12/1998 4:34PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
NO TAXABLE CONSIDERATION
BK2035 P 931 - P 932

Excise Tax \$ NO TAXABLE CONSIDERATION

PROBATE AND FILING FEE \$ PAID

Tax Block # 3839 Lot # 74B Parcel Identifier No.:
Property Address: Swain Road, W-S, NC
Mail after recording to: (VONCANNON BOX) 2
Mail future tax bills to: 4521 Belclaire, Dallas, TX 75205

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 13th day of OCTOBER, 1998, by and between

GRANTOR

W. HADDIN,
a Nevada limited partnership

GRANTEE

DONNA BLAIR BOOE
4521 Belclaire
Dallas, TX 75205

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, HER ONE-HALF, UNDIVIDED INTEREST in that certain lot or parcel of land situated in Southfork Township, Forsyth County, North Carolina and more particularly described as follows.

SEE ATTACHED SHEET LABELLED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE

The purpose of this deed is to convey the Grantor's one-half, undivided interest in the above-described property to the Grantee.

The above land was conveyed to Grantor by Deed recorded in Book ____, Page ____, Forsyth County Registry.

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: Easements and Restrictions of record, if any, and current year ad valorem taxes.

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

W. HADDIN, a Nevada limited partnership

By: Donna Blair Booe, G.P. (SEAL)
Donna Blair Booe, General Partner

NEW MEXICO, Santa Fe COUNTY

I, a Notary Public of the County and state aforesaid, certify that Donna Blair Booe, General Partner of W. HADDIN, a Nevada limited partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 13th day of October, 1998.

My commission expires: 11-3-2001 Jennifer Combs Notary Public

The foregoing Certificate(s) of Jennifer Combs, NP is/are certified to be correct

REGISTER OF DEEDS FOR FORSYTH COUNTY

DICKIE C. WOOD, REGISTER OF DEEDS

By: [Signature] Deputy/Assistant-Register of Deeds.

BK2035PG0931

EXHIBIT A

BEGINNING at an iron stake, E. L. Lineback's southwest corner in the north line of W. A. Parks, said beginning iron stake also being the southwest corner of Tract No. 1 of the S. W. Swaim estate; thence with said Parks north $86^{\circ} 07'$ west 353.02 feet to an iron stake and continuing with Parks north $87^{\circ} 21'$ west 159.95 feet to an iron stake, Charlie Swaim's southeast corner; thence with said Swaim north $01^{\circ} 50'$ east 498.15 feet to an iron stake; continuing with Swaim north $01^{\circ} 00'$ east 202.43 feet to an iron stake on the south bank of Swaim Road; thence with Swaim to the center of said road and falling in with Raymond E. Brewer north $01^{\circ} 07'$ east 654.9 feet to an iron stake, Brewer's northeast corner; thence south $87^{\circ} 15'$ east 87.0 feet to an iron stake; north $02^{\circ} 03'$ east 13.2 feet to a stone; thence south $86^{\circ} 56'$ east 445.7 feet to an iron stake; E. L. Lineback's northwest corner; thence with said Lineback the two following courses and distances: south $02^{\circ} 19'$ west 1038.1 feet to an iron stake on the south side of Swaim Road and south $01^{\circ} 54'$ west 338.2 feet to the place of beginning. Containing 16.4 acres and being known and designated as Tract No. 2 and the east portion of Tract Nos. 3 and 4 of the S. W. Swaim estate, as shown on plat of survey prepared by Lee M. Hinshaw, Civil Engineer, November, 1955, known and designated on the Forsyth County tax map as Lot 74, Block 3839, Southfork Township.

SAVE AND EXCEPT, that certain 6.92-acre tract conveyed to Robert L. Sprinkle, Jr. and wife, Denise Levesque Sprinkle by Deed dated May 24, 1963 and recorded in Book 863, Page 127, Forsyth County Registry.

The above-described remaining property now being approximately 9.5 acres, is also known as Tax Lot 74B, Block 3839.

BK2035PC0932