2007044182 00151
FORSYTH CO, NC FEE $17.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
07-26-2007 01:14 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:PATSY RUTH DAVIS DPTY
BK:RE 2771
PG:3140-3141

Excise Tax: NTC
Block 0596 Lots 111, 101, 110A

Prepared by: Michael R. Bennett, Atty.
No Title Search or Closing Performed by Draftsman.

Boat 5

Original to Mike Bennett

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

NORTH CAROLINA
GENERAL WARRANTY DEED

This Deed, made this 25th day of July, 2007, by and between **F & W PROPERTIES, INC.**, "Grantor(s)" and **THOMAS D. WILSON and wife, JANET A. WILSON (a ½ undivided interest) and THOMAS S. FITZPATRICK and wife, LINDA L. FITZPATRICK (a ½ undivided interest),** "Grantee(s)" whose mailing address is _____;

WITNESSETH:

That the Grantor(s), for a valuable consideration to them in hand paid by the Grantee(s), the receipt of which is hereby acknowledged, have bargained and sold, and by these presents does bargain, sell and convey unto the said Grantee(s), their heirs and assigns, a tract or parcel of land in the County of Forsyth, State of North Carolina and described as follows:

BEGINNING at an iron pipe in the eastern right of way of Green Street, said iron pipe being the southwestern corner of the property of Ralph Martin Cole, Jr. and wife, Betty Ann Peterson Cole as recorded in Deed Book 1596 at Page 405, thence along the southern line of Cole North 72 degrees 08 minutes 27 seconds East 100.69 feet to an iron pipe; thence South 17 degrees 14 minutes 45 seconds East 15.0 feet to a new iron pipe; thence with the southern line of Charles T. Waters and wife, Sylvia J. Waters as shown in Deed Book 1679 at Page 1025 North 73 degrees 12 minutes 59 seconds East 98.36 feet to a new iron pipe on the western right of way of Laurel Street; thence with the right of way of Laurel Street South 17 degrees 16 minutes 16 seconds East 15.0 feet to an iron pipe; thence along the northern property line of Otto E. Liipfert as shown in Deed Book 928 at Page 261 the following courses and distances: South 73 degrees 15 minutes 26 seconds West 52.39 feet to an iron pipe; South 19 degrees 16 minutes 47 seconds West 43.38 feet to an iron pipe; South 72 degrees 23 minutes 42 seconds West 123.0 feet to an iron pipe in the eastern right of way of Green Street; thence along the right of way of Green Street North 15 degrees 20 minutes 33 seconds West 64.92

feet to an iron pipe, said iron pipe being the point and place of Beginning; all according to a survey prepared by Larry L. Callahan, dated May 21, 1991 and known as Job No. 6354-1.

Grantor(s) herein received the above-described property through a deed recorded in BK 2550, PG 4349, Forsyth County Registry.

TO HAVE AND TO HOLD the above-described tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee(s) and their heirs and assigns forever.

And the said Grantor(s) does covenant that they are seized of said premises in fee simple and have the right to convey the same in fee simple; that the tract or parcel of land is free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whomsoever except for the exceptions hereinafter states. Title to the property hereinabove described is subject to the following exceptions:

EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
2007 Ad Valorem Taxes.

IN TESTIMONY WHEREOF, the Grantor(s) has hereunto set their hands and seals the day and year first above written.

F & W PROPERTIES, INC.

By: Thomas D. Wilson (Seal)
President

NORTH CAROLINA)
STOKES COUNTY)

I, Meredith Soetermans, a Notary Public of Surry County, North Carolina, certify that Thomas D. Wilson personally appeared before me this day and acknowledged that he is President of F & W Properties, Inc., and that he, as President, being authorized to do so, executed the foregoing document on behalf of the corporation.

Witness my hand and official seal, this the 25th day of July, 2007.

Meredith Soetermans
Notary Public

My Commission Expires: 8/28/07

