2011016712 00159
FORSYTH CO, NC FEE $22.00
STATE OF NC REAL ESTATE EXTX
$700.00
PRESENTED & RECORDED:
05-03-2011 04:38:45 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY
BK: RE 3000
PG: 2117-2118

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $700.00 Hendrick #78
Parcel Identifier No. 6826-10-4697.00 Verified by _____ County on the ___ day of _____, 20__
Block: 1943 Lot: 008

Box 78
Mail/Box to: Grantee at 636 Roslyn Road, Winston-Salem, North Carolina 27104
This instrument was prepared by: Timothy Nerhood, Hendrick Bryant Nerhood & Otis, LLP
Brief description for the Index: LOT 8, BLOCK A, FERRELL ESTATE

THIS DEED made this 3rd day of May, 2011, by and between

GRANTOR	GRANTEE
ALYSON RIPPLE McCALL and husband, DUNCAN McCALL	**KENNETH CORMAN OTIS, III and wife, KELLY MOTYCKA OTIS**
Address: 617 Saint Andrews Road Statesville, North Carolina 28625	Address: 636 Roslyn Road Winston-Salem, North Carolina 27104

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Forsyth County, North Carolina and more particularly described as follows:

BEING Lot #8 in Block "A" of the Ferrell Estate property and more particularly described as follows: Beginning at an iron stake on the West side of Roslyn Road, said stake being also the Southeast corner of Lot #9; running thence South along the West side of Roslyn Road 90 feet to an iron stake, the Northeast corner of Lot #7; thence with the Northern margin of Lot #7 Westwardly 264 feet to an iron stake in the Eastern boundary of Lot #15 in Block "A"; thence with the Eastern boundary of Lot #15 and continuing with the Eastern boundary of part of Lot #16 in a Northwestwardly direction 97 feet to an iron stake; thence with the Southern margin of Lot #24 and Lot #9, Block "A" in an Easterly direction 300 feet to the place of beginning. BEING KNOWN AND DESIGNATED AS LOT #8 in BLOCK "A" of PROPERTY OF THE FERRELL ESTATE (BUENA VISTA SECTION) "FIRST RELEASE", map of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Map

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Book 7, Page 31. Reference is also made to Deed Book 293, Page 313, Deed Book 424, Page 66 and Deed Book 434, Page 20. And being the same property acquired by deed dated September 27, 1987 from Stamey Clay Ripple, Jr., Executor of the Estate of Lois Conrad Ripple, recorded in Book 1624, Page 2510, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2971, page 4392.

All or a portion of the property herein conveyed does not include the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 7, page 31.

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: easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

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

Alyson Ripple McCall (SEAL)
Alyson Ripple McCall

Duncan A. McCall (SEAL)
Duncan McCall

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Alyson Ripple McCall 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 30 day of April, 2011.

My Commission Expires: 10-28-2012
(Affix Stamp/Seal)

Curtis Leonard
Curtis Leonard Notary Public
Notary's Printed or Typed Name

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
CURTIS LEONARD
My Commission Expires 10-28-12

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Duncan A. McCall 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 30 day of April, 2011.

My Commission Expires: 10-28-2012
(Affix Stamp/Seal)

Curtis Leonard
Curtis Leonard Notary Public
Notary's Printed or Typed Name

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
CURTIS LEONARD
My Commission Expires 10-28-12

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