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BK1717 P1367 /

Drafted by: DAVID H. CAFFEY

Mail to: Grantee, 5441 Robinhood Road, Winston-Salem, NC 27106  
(Name) (Street and Number) (City) (State) (Zip)

Mail future tax bills to:  
(Name) (Street and Number) (City) (State) (Zip)

THIS DEED, Made this the 29th day of May, 1991,  
by JAMES D. CLINE and wife, BETTY L. CLINE

GIFT DEED

parties of the first part, to KAREN CLINE JEUNE

part Y of the second part;  
Witnesseth That the said parties of the first part, in consideration of (\$ 10.00 ovc ) Ten Dollars and  
Other Valuable Consideration to them paid by the said part Y of the second  
part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do

bargain, sell and convey unto the said part Y of the second part and her heirs a tract or parcel of

land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

BEGINNING on an iron stake at the northeast corner of James D. Cline's 1.49 acre tract from H. W. Cline as described in the deed of 11/22/74 and registered in Forsyth County Deed Book 1137, page 1728; running thence with the said 1.49 acre tract the following two (2) courses and distances: South 14° 04' West 279.27 feet to a bolt; thence North 67° 09' West 115.63 feet to an iron stake, a new corner by said James D. Cline; thence, a new line by said Cline, North 15° 21' 14" East 272.04 feet to a point in the north line of the said 1.49 acre tract, said point being the southern terminus of the center-line of a 15-foot access right of way; thence, with the north line of the said 1.49 acre tract, South 70° 28' East 101.13 feet to the place of BEGINNING, containing 0.703 acres, more or less, and being a parcel from the east side of James D. Cline's 1.49 acre tract.

Granted also herein is the right of ingress, egress and regress over and across a strip of land 12.5 feet in width, said strip being more particularly described as follows: BEGINNING on a point in the center of a 15-foot access right of way running southwardly from Fleetwood Circle, said point being the northwest corner of the above-described 0.787 acre tract; running thence with the the west line of said 0.703 acre tract, South 15° 21' 14" West 60.0 feet to a point; thence North 74° 38' 46" West 12.50 feet to a point; thence North 15° 21' 14" East 60.91 feet to a point in the north line of James D. Cline's 1.49 acre tract; thence with said Cline, South 70° 28' East 12.53 feet to the place of BEGINNING.

Retained herein by the grantors is the right of ingress, egress and regress over and across a strip of land described as follows: BEGINNING on a point in the center of a 15-foot access right of way running southwardly from Fleetwood Circle, said point being the northwest corner of the above-described 0.787 acre tract; running thence with the north line of James D. Cline's 1.49 acre tract, South 70° 28' East 12.53 feet to a point; thence South 15° 21' 14" West 59.09 feet to a point; thence North 74° 38' 46" West 12.50 feet to a point in the West line of the said 0.703 acre tract; thence with said west line, North 15° 21' 14" East 60.0 feet to the place of BEGINNING, according to a survey drawn by Steve Lineback, R.L.S. L-1367.

PROPERTY ADDRESS 5050 Fleetwood Circle, Winston-Salem, NC BLOCK 4635 LOT 18E  
27106

The above land was conveyed to grantor by See Book No. Page

BK1717 P1368

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part Y of the second part and her heirs and assigns forever.

And the said part ies of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever, save and except easements and restrictions of record, if any, and 1991 ad valorem taxes.

IN TESTIMONY WHEREOF the said part ies of the first part have hereunto set their hand S and seal S

James D. Cline  
JAMES D. CLINE

(Seal)

Betty L. Cline  
BETTY L. CLINE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

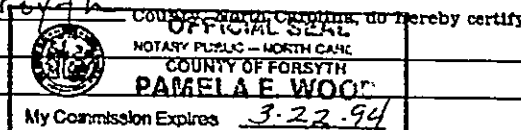
(Seal)

(Seal)

(Seal)

STATE OF NORTH CAROLINA, Forsyth County

I, Pamela E. Wood, a Notary Public of Forsyth County, North Carolina, do hereby certify that James D. Cline and wife, Betty L. Cline



grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial stamp or seal). Witness my hand and notarial seal this the 3rd day of June, 19 91. My commission expires March 22, 19 94. P. E. Wood, Notary Public

STATE OF NORTH CAROLINA, \_\_\_\_\_ County

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, North Carolina, do hereby certify that \_\_\_\_\_

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial stamp or seal). Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_. My commission expires \_\_\_\_\_, 19 \_\_\_\_\_. \_\_\_\_\_, Notary Public

STATE OF NORTH CAROLINA—Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, North Carolina, do hereby certify that \_\_\_\_\_ and his wife \_\_\_\_\_

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Seal). Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_. My commission expires \_\_\_\_\_, 19 \_\_\_\_\_. \_\_\_\_\_, Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Pamela E. Wood N.P. Forsyth (here give name and official title of the officer signing the certificate—passed upon)

is certified to be correct. This the 5 day of June, A.D., 19 91

Probate and Filing Fee \$ 8.00 paid.

L. E. Speas, Register of Deeds

By Jason Golden Deputy-Assistant

TO

TO

Insert brief description here to be used on Register of Deeds Index

PRESENTED FOR  
RECORDATION  
AND RECORDED

91 JUN -0 P3:00

L. E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

J