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WARRANTY DEED-Form WD-601

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STATE OF NORTH CAROLINA, Forsyth County.

THIS DEED, Made this 8th day of August, 1994, by and between John G. Clayton and wife Dorothy G. Clayton of Forsyth County

and state of North Carolina, hereinafter called Grantor, and John G. Clayton and wife Dorothy G. Clayton of Forsyth County and State of North Carolina, hereinafter

called Grantee, whose permanent mailing address is 5530 Gyddie Drive, Winston-Salem, North Carolina 27105

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00 & OCY) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Bethania Township, Forsyth County, North Carolina, described as follows:

BEGINNING at a point in the south right of way line of Noel Drive marked by an iron that marks the Northeastern corner of the John G. Clayton property as described in Deed Book 1638, Page 1265 of the Forsyth County Registry; thence from said point of BEGINNING South 86 deg. 23 min. 56 sec. East 109.82 feet to a point marked by an iron at the northwestern corner of the Ethel C. Bostic property as described in Deed Book 1314, Page 547 of the Forsyth County Registry; thence South 03 deg. 45 min. 55 sec. East 199.90 feet to a point marked by an iron at the southwestern corner of the Ethel C. Bostic property; thence South 86 deg. 25 min. 22 sec. East 116.04 feet to a point marked by an iron; thence South 03 deg. 43 min. 19 sec. East 80.00 feet to a point marked iron; thence North 86 deg. 18 min. 35 sec. West 225.91 feet to a point marked by an iron in the eastern line of Gertrude J. Clayton (see Deed Book 748, at Page 276 of the Forsyth County Registry); thence North 88 deg. 42 min. 26 sec. West 135.00 feet to a point marked by an iron; North 03 deg. 46 min. 04 sec. West 149.59 feet to a point marked by an iron; thence North 88 deg. 31 min. 22 sec. West 66.77 feet to a point marked by an iron; thence North 08 deg. 32 min. 22 sec. East 132.45 feet to a point marked by an iron within the right of way of Noel Street (S.R. # 2053) thence South 87 deg. 58 min. 52 sec. East 173.68 feet back to the point and place of BEGINNING and containing 1.937 acres more or less as per three separate surveys by James R. Burrow on April 11th, 1988 of .563 acres, on March 31st, 1994 of .910 acres and on August 2nd, 1994 of 20,084 sq ft. 3-31-1994

MINOR SUBDIVISION APPROVAL for WAKE FOREST CITY COUNTY PLANNING BOARD 8/26/94

BLOCK 2048 LOT 207

NO TAXABLE CONSIDERATION

HON

The purpose of this deed is to consolidate three separate tax lots.

Benny Church 1638, 1265 T.D. Chrysikos heirs 1824, 1583

The above land was conveyed to Grantor by Benny Church 1638, 1265 T.D. Chrysikos heirs 1824, 1583. See Book No. , Page TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple, that said premises are free from encumbrances (with the exceptions above stated, if any), and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

John G. Clayton (SEAL) Dorothy G. Clayton (SEAL) JOHN G. CLAYTON (SEAL) DOROTHY G. CLAYTON (SEAL)

STATE OF NORTH CAROLINA, Forsyth COUNTY, State. I, Margie C. Wendt, a Notary Public of said County, do hereby certify that John G. Clayton and wife, Dorothy G. Clayton

Grantor personally appeared before me this day and acknowledged the execution of the foregoing deed. OFFICIAL SEAL MARGIE C. WENDT My Comm. Exp. JULY 25 1998 STATE OF NORTH CAROLINA, Forsyth COUNTY, August 1994, N. P. [SEAL]

I, , a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the PRESENTED TO REGISTERED day of , 19 . My Commission Expires: , N. P. [SEAL]

STATE OF NORTH CAROLINA, AND COUNTY. The foregoing certificate(s) of Margie C. Wendt, NP Stokes Co NC is (are) certified to be correct. This instrument was presented for registration this 1st day of Sept, 1994 at A. M., P. M., and duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book , Page

This the 1st day of Sept, A. D., 1994 L.E. SPEAS REGISTER OF DEEDS FORSYTH CO. N.C. Susan Edwards Assistant, Deputy Register of Deeds

This Deed drawn by H. Dwight Nelson, Attorney at Law \$8.00 pd.

Box

Gen Stagger