

DRAFTED BY: PHILIP E. SEARCY
(No Title Search Requested-None Performed)

RECORDING TIME

FORSYTH CO, NC 179 FEE: \$ 8.00
PRESENTED & RECORDED: 04/24/1997 4:31PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
STATE OF NC REAL ESTATE EXT: \$ 206.00

Handwritten signature

EXCISE TAX

PROBATE AND FILING FEES PAID

Tax Block: 3216D Lot: 32 Parcel Identifier No.:
Property Address: 3770 Crusade Drive, Winston Salem, NC 27101
Mail after recording to: Grantee: 3770 Crusade Drive, Winston Salem, NC 27101
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of April, 19 97, by and between

GRANTOR

JERRY C. BAILEY
and wife,
SHEILA BAILEY

GRANTEE

JEFFREY W. LYBARKER
and wife,
JULIE A. LYBARKER

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, in consideration of (\$10.00 o.v.c.) TEN DOLLARS and Other Valuable Considerations to them 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 in Forsyth County, North Carolina, Middlefork Two Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 32, as shown on the plat entitled SILVER CHALICE, SECTION 3, as recorded in Plat Book 38, page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT that certain parcel of land more particularly described as follows: BEGINNING at an existing iron pipe, said iron pipe being the northwest corner of Lot 33, Silver Chalice, Section 3 (Plat Book 38, page 179, Forsyth County Registry); thence with the west line of Lot 33, South 17° 47' 15" East 18.00 feet to an iron; thence North 33° 30' 09" West 18.44 feet to an iron in the southern right-of-way line of Crusade Drive; thence a chord bearing and distance of North 69° 19' East 5.00 feet to an existing iron pipe, the point and place of Beginning, containing 44.94 square feet, according to an unrecorded plat of survey by Daniel W. Donathan, RLS, dated April 9, 1997, revised April 22, 1997, and being a triangular parcel carved from the northeast corner of Lot 32, Silver Chalice, Section 3, Plat Book 38, page 179, Forsyth County Registry.

The above land was conveyed to Grantor by CKB Ventures (see book number page)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

Save and except easements, rights of way and restrictions of record, if any.

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

Jerry C. Bailey (seal) *Sheila W. Bailey* (seal)
JERRY C. BAILEY SHEILA BAILEY
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County



OFFICIAL SEAL JO TURNER, a Notary Public of Forsyth County, NC, do hereby certify that Jerry C. Bailey and wife, Sheila Bailey personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22nd day of April, 19 97.

SEAL/STAMP

My commission expires Aug 8, 19 98 Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____ a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19 ____.

SEAL/STAMP

My commission expires _____, 19 ____ Notary Public

The foregoing Certificate(s) of JO TURNER, NP is/are certified to be correct.

This the 24th day of April, 19 97.
Dickie C. Wood, Register of Deeds for Forsyth County by:

Dickie C. Wood Deputy/Assistant
DICKIE C. WOOD, REGISTER OF DEEDS

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