

FORSYTH CO. NC 5 FEE: \$ 8.00
PRESENTED & RECORDED: 01/12/1998 10:00AM
DICKIE C. WOOD REGISTER OF DEEDS BY: DOYLE

Recording information above this line

STATE OF NC REAL ESTATE EXTX: \$

1.00

LOT NO. BLOCK PARCEL NO.

PROPERTY ADDRESS: 4847 Fleetwood Circle, Winston-Salem, NC

Mail after recording to: John C. Duren, Sr. 4847 Fleetwood Circle, Winston-Salem, NC

Mail future tax bills to: 6230 Arnsburg Road, Clemmons, NC 27012

Drafted by: D. P. Mast

Index description:

#1.00 stamps

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 2nd day of December, 1997, by and between the Grantor and the Grantee named below:

Grantor	Grantee
DOROTHY DUREN	JOHN C. DUREN, SR.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

WITNESSETH, that the Grantor, in consideration of \$10.00 and other valuable considerations, 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 the Township of Clemmons, County of Forsyth, State of North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the eastern right-of-way line of Fleetwood Circle, said iron stake being located at the southwest corner of the Carlos D. Folds property described in Deed Book 1359 at Page 244, Forsyth County Registry and the northwest corner of the within described tract, thence from said BEGINNING point South 74° 35' East 108.79 feet to an iron stake; thence North 15° 04' East 23.60 feet to an iron stake; thence South 87° 13' East 212.20 feet to an iron stake; thence South 26° 32' West 190.10 feet to an iron stake; thence North 72° 56' 43" West 300.39 feet to an iron stake within the right-of-way of Fleetwood Circle; thence North 26° 32' East 110.00 feet to an iron stake, the point and place of BEGINNING, being 0.989 acres, more or less, in according to a survey by Larry L. Callahan, RLS entitle "Map of John C. Duren, Sr." dated December 15, 1982, Job No. 1351-1.

THE PURPOSE OF THIS INSTRUMENT IS TO TERMINATE TENANCY BY THE ENTIRETY AND CONVEY FULL TITLE TO THE GRANTEE.

The property herein described was acquired by Grantor by instrument recorded in Deed Book 1384 page 0137

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 the 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, except for the exceptions hereinafter stated. Title to the property herein described is subject to the following exceptions: Easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

Edna H. Duren
Witness

Loretta N. Lewis
Witness

Dorothy Duren (seal)
DOROTHY DUREN

(seal)

(seal)

Notary Seal of Stamp

North Carolina, Forsyth County

I, Eleanor R. Abernathy, a Notary Public of the county and state aforesaid, certify that DOROTHY DUREN, Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 6 day of January, 1997-98

My Commission Expires: 11-11-99

Eleanor R. Abernathy
Notary Public

The foregoing Certificate(s) of Eleanor R. Abernathy, NP

January, 1998

is/are certified to be correct. This the 9th day of

Dickie Woods, Register of Deeds for Forsyth County

EX1981 98009

BY agm Deputy/Assistant-Register of Deeds