FORSYTH CO, NC 135 FEE:\$ 12.00
PRESENTED: RECORDED: 06/22/1998 1:599N
DICKIE C. HOOD REGISTER OF DEEDS BY:NELSON

STATE OF NC REAL ESTATE EXTX: 8
PK2009 P3190 - P3192

ppfelo

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantee, 400 Claffongh Code, CUS, OLC 27105

BLOCK:

PROPERTY ADDRESS: 1200 E. Clemmonsville Road, Winston-Salem, NC 27107

NORTH CAROLINA

THIS DEED made this the 22nd day of June, 1998 by and between CHARLES R. CLINARD, JR. (UNMARRIED), hereinafter referred to as "Grantor" to JACK DINKINS, hereinafter referred to as "Grantee".

FORSYTH COUNTY

NORTH CAROLINA GENERAL WARRANTY DEED

## WITNESSETH:

THAT the Grantor, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations to him 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 in Winston Township, more particularly described as follows:

FOR DESCRIPTION see EXEIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

This conveyance is made subject to easements and restrictions, if any of record and 1998 taxes.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

BK2009PG3190

STATE OF NORTH CAROLINA-Forsyth County I, The Clark Many, a Notary Public of said county and state, do hereby certify that CHARLES R. CLINARD, JR. (UNMARRIED) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. WITNESS my hand and notarial stamp or seal, this the 20 day of June, 1998. [NOTARIAL STAMP OR SEAL] NOTARY PUBLIC OFFICIAL SEAL Notary Public, North Carolina COUNTY OF DAVIDSON My commission exp C.A. BROWN My Comm. Exp. AUGUST 22, 1999 STATE OF NORTH CAROLINA-Forsyth County The foregoing certificate of correct. This the \_\_\_\_\_\_\_ June , 1998. \_\_ day of \_ DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

BY:

IN TESTIMONY WHEREOF, the Grantor has hereunto set his

hand and adopted the printed word [SEAL] as his own seal.

BICKIE C. WOOD, REGISTER OF DEEDS

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## EXHIBIT "A"

BEGINNING at the southeast corner of Clover Street (formerly Clemmonsville Street) and Peachtree Street (formerly Dumont Street) and running thence North 43° 45′ East 75.25 feet to an iron stake in the side of a 15-foot alley; thence running South 45° 50′ East 142.0 feet to an iron stake; thence running South 62° 30′ West 114.7 feet to an iron stake in the east side of Peachtree Street; thence running North 28° 35′ West 113.6 feet to the place of BEGINNING, and being known and designated as Lot 82 and the northern part of Lot 81 on the Map of CARLTON BLUFF as recorded in Book 97, Page 548, of the Office of the Register of Deeds of Forsyth County, N. C., excepting that part of said lots used to widen Clemmonsville Road and being the identical property described in deed recorded in Book 847 at Page 206, Forsyth County Registry.

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