

DRAFTED BY: VICKIE Lynn Anderson

RECORDING TIME

FORSYTH CO., NC **148** FEE: \$ 12.00  
PRESENTED & RECORDED: 11/18/1998 2:12PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: CAWPE

GIFT DEED

BK2036

P 603 - P 605

*B. Campbell*

EXCISE TAX

Tax Block: 2719 Lot: 019 Parcel Identifier No.: \_\_\_\_\_

Property Address: 3920 Overdale Rd W-S NC

Mail after recording to: Vickie Lynn Anderson 3920 Overdale Road Winston-Salem, NC 27107

Mail future tax bills to: \_\_\_\_\_

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 9th day of November, 19 98, by and between

GRANTOR

GRANTEE

Minnie J. Anderson (Widow) and  
Vickie Lynn Anderson

Vickie Lynn Anderson

The designations 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 (\$ \_\_\_\_\_) to \_\_\_\_\_ 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 \_\_\_\_\_ Township, more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereon and incorporated herein by reference.

BK2036P00603

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 whoensoever subject to the following exceptions.

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(seal) Minnie J. Anderson (seal)  
Minnie J. Anderson  
(seal) Vickie Lynn Anderson (seal)  
Vickie Lynn Anderson  
(seal) \_\_\_\_\_ (seal)  
(seal) \_\_\_\_\_ (seal)  
(seal) \_\_\_\_\_ (seal)

Corporate Name

ATTEST

By: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ secretary of \_\_\_\_\_ a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal and attested by \_\_\_\_\_ as its \_\_\_\_\_ Secretary. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

SEAL/STAMP

My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Patricia D. Anderson, a Notary Public of Forsyth County, NC, do hereby certify that Minnie J. Anderson and Vickie Lynn Anderson personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of November, 1998.



SEAL/STAMP

My commission expires July 31, 2000. Patricia D. Anderson 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

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

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 Patricia D. Anderson, NP

is/are certified to be correct.

This the 16th day of November, 1998  
Dickie C. Wood, Register of Deeds for Forsyth County by:

BK2036PG0604

[Signature] Deputy Assistant  
Forsyth County Register of Deeds Form LFD 12/96

EXHIBIT A

Lot No. 1

Lot No. 1 being comprised of the following two parcels:

BEGINNING at an iron stake in the south line of the Williams property and being South 89 degs. 39' 40" West 28.95 feet from a new iron placed in the West right of way of Overdale Street; from said beginning point along a new line South 32 degs. 56' East 110.14 feet to a point in the North line of the Yokley property, said point being North 88 degs. 58' 15" East 7.11 feet from a new iron placed in the West right of way of Overdale Street; thence along said North line of Yokley property South 88 degs. 58' 15" West 192.90 feet to a new iron; thence along a new line North 21 degs. 51' West 102.23 feet to a new iron in the South line of the Williams property running with the South line of the Williams property North 89 degs. 39' 40" East 171.04 feet to the point and place of BEGINNING, containing .394 acres.

BEGINNING at an iron in the South line of the Williams property and being South 89 degs. 39' 40" West 28.95 feet from a new a new iron placed in the West right of way of Overdale Street, running from said beginning point along the South line of the Williams property North 89 degs. 39' 40" East 28.95 feet to a new iron placed in the West right of way of Overdale Street; thence along the West right of way of Overdale Street South 22 degs. 21' 35" East 100 feet to a new iron in the West right of way of Overdale Street; said point being further described as the Northeast corner of the Yokley property; running along the North line of the Yokley property South 88 degs. 58' 15" West 7.11 feet to a new iron placed in the North line of the Yokley property; thence along a new line North 32 degs. 56' West 110.14 feet to the point and place of BEGINNING, containing .039 acres. Also being the same and identical Lot 1 as described in Deed Book 1118, Page 201 and Deed Book 1701, Page 741, F.C.R.

TOGETHER WITH and subject to a 25 foot access easement as described in Deed Book 1690, Page 531, F.C.R.

Part Lot 19, Tax Block 2719, Forsyth County Tax Maps

BK2035PG0605