

FORSYTH CO, NC 274 FEE: \$ 12.00  
PRESENTED & RECORDED: 12/30/1998 4:16PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE  
NO TAXABLE CONSIDERATION  
BK2043 P3536 - P3538 *Blanchard*

Excise Tax Division of Property

Recording Time, Book and Page

Tax Lot No. 1A, Block 3264 Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Grantee: 920 Old Winston Road, Kernersville, NC 27284

This instrument was prepared by N. Alan Bennett

Brief description for the Index

Property along New Greensboro Road

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 1998, by and between

GRANTOR

W. AVALON POTTS and wife,  
MARILYN W. POTTS  
and  
NORMAN T. BENNETT and wife,  
REXINE T. BENNETT

GRANTEE

W. AVALON POTTS

Mailing Address: 920 Old Winston Road  
Kernersville, NC 27284

Property Address: 3305 New Greensboro Road  
Winston-Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration 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 City of Winston-Salem Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A which is incorporated herein by reference.

BK2043PG3536

The property hereinabove described was acquired by Grantor by instrument recorded in .....

A map showing the above described property is recorded in Plat Book ... 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 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 hereinabove described is subject to the following exceptions:

Subject to easements, restrictions and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

.....  
(Corporate Name)

By: .....

.....  
President

ATTEST: .....

.....  
Secretary (Corporate Seal)

USE BLACK INK ONLY

*W. Avalon Potts* ..... (SEAL)  
W. Avalon Potts

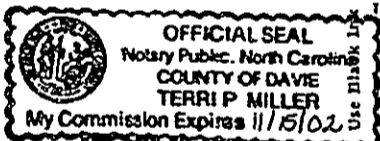
*Marilyn W. Potts* ..... (SEAL)  
Marilyn W. Potts

*Norman T. Bennett* ..... (SEAL)  
Norman T. Bennett

*Rexine T. Bennett* ..... (SEAL)  
Rexine T. Bennett

SEAL-STAMP

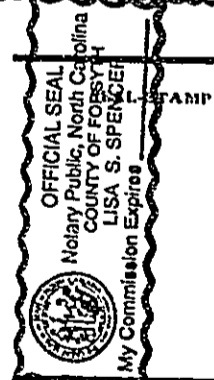
NORTH CAROLINA, .... Forsyth ..... County.



I, a Notary Public of the County and State aforesaid, certify that .....  
W. Avalon Potts and wife, Marilyn W. Potts

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of December, 1999.

My commission expires: 11/15/02 ..... *Terri P. Miller* ..... Notary Public



NORTH CAROLINA, Forsyth County

I, a Notary Public of Forsyth County, North Carolina, certify that Norman T. Bennett and wife, Rexine T. Bennett, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 15th day of December, 1998.

My Commission Expires: 11-30-2003

*Lisa S. Spencer*  
Notary Public

The foregoing Certificate(s) of Terri P. Miller and Lisa S. Spencer, et al

is/are certified to be correct. This instrument and DEEDS Certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE G. WOOD, REGISTER OF DEEDS

By *[Signature]* ..... REGISTER OF DEEDS FOR FORSYTH ..... COUNTY

.....  
Deputy/Assistant - Register of Deeds

BK2843PG3537

REDCORP/INDIVIDUAL/EX/AVPOTTS/2/1/88

**EXHIBIT A**

**Re:** W. Avalon Potts  
Property along New Greensboro Road

**Property Description:**

BEGINNING at an iron stake in the north line of the old Kernersville Road, corner with Otis W. Crews (formerly Mrs. Allen J. Crews), and being at the southwest corner on said road of a 6.34 acre tract of land described in Deed Book 861 at Page 25; and running thence along the line of Otis W. Crews North 1 deg. 30' East 173.7 ft. To an iron stake in said line, a new corner; thence with the right of way line of new U.S. Highway No. 421 South 87 deg. 31' East 186.5 ft. to an iron stake, a new corner; thence on a new line with Virginia P. Sides South 19 degs. 31' East 132.75 ft. to an iron stake in the north line of the old Kernersville Road; thence along the north line of the old Kernersville Road South 80 degs. 17' West 238.7 ft to an iron stake, the place of BEGINNING, being a part of the property in Deed Book 861 at Page 25.

This property is the same as that as Tract 1 described in Deed Book 1208, Page 693, Forsyth County Registry and is further known and designated as Tax Lot 1A in Block 3264 on the Forsyth County Tax Maps.

BK2043PG3538