

FORSYTH CO, NC 434 FEE: \$ 10.00
PRESENTED & RECORDED: 01/29/1999 4:22PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
NO TAXABLE CONSIDERATION
BK2048 P3502 - P3503

NO TAXABLE CONSIDERATION

W.T.M. R.S.M.
W.T.M. R.S.M.

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19

Mail after recording to Blanco Tackabery Box at Register of Deeds' Office

This instrument was prepared by Neal E. Tackabery

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of Jan., 19 99, by and between

GRANTOR

GRANTEE

W. T. MILBURN and wife, RUBY S. MILBURN

RUBY S. MILBURN and WILLIAM T. MILBURN,
Trustees of the Ruby S. Milburn Revocable
Trust Agreement dated 11/19/96, or their
successors in trust
268 N. Gordon Drive
Winston-Salem, NC 27104

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 South Fork Township, Forsyth County, North Carolina and more particularly described as follows:

Fronting 130.0 ft. on the South side of Alonzo Drive at the Southwest intersection of North Gordon Drive and Alonzo Drive, extended Southwardly along the West line of North Gordon Drive 178.37 ft. and Southwardly along the East line of Lot #19, 179.2 ft. and Westwardly along the North line of Lot #17, 130.8 ft. and known and designated as Lot #18, Gordon Manor Development, Section #2, recorded in Plat Book 17, Page 118, Office of Register of Deeds, Forsyth County, NC.

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 725, Page 106

A map showing the above described property is recorded in Plat Book 17 page... 118

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:

- a) 1999 and succeeding years' ad valorem taxes, not yet due and payable; and
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

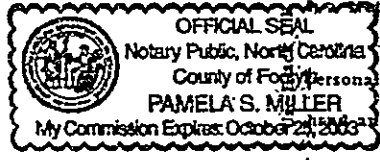
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name)
 By: -----
 President
 ATTEST: -----
 Secretary (Corporate Seal)

USE BLACK INK ONLY

W. T. Milburn (SEAL)
 W. T. MILBURN
Ruby S. Milburn (SEAL)
 RUBY S. MILBURN
 ----- (SEAL)
 ----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



Notary Public of the County and State aforesaid, certify that W. T. MILBURN and wife,
RUBY S. MILBURN Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of January, 1999.
 My commission expires: Oct. 25, 2003 *Pamela S. Miller* Notary Public

SEAL-STAMP NORTH CAROLINA, ----- County.
 I, a Notary Public of the County and State aforesaid, 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 and 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 official stamp or seal, this ----- day of -----, 19-----
 My commission expires: ----- Notary Public

The foregoing Certificate(s) of Pamela S. Miller

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

DICKIE C. WOOD, REGISTER OF DEEDS
 REGISTER OF DEEDS FOR FORSYTH COUNTY
 By *[Signature]* Deputy/Assistant - Register of Deeds

BK2048PG3503