

FORSYTH CO, NC 431 FEE: \$ 10.00  
PRESENTED & RECORDED: 03/31/1999 5:06PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXTS: 232.00  
BK 207 P 4430 - P 4431

MAIL AFTER RECORDING TO: 5732 Haweswater Road, Winston-Salem, NC 27105  
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA )  
                  )                   NORTE CAROLINA GENERAL WARRANTY DEED  
FORSYTH COUNTY   )  

THIS DEED made this 29<sup>th</sup> day of March, 1999, by and between Barney Hugh West, III and wife, Sandra W. West, GRANTOR; and Matthew T. Gullet and wife, Gina M. Gullet, GRANTEE.

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

BEING KNOWN AND DESIGNATED as Lot No. 20, as shown on the plat entitled Pinebrook Manor, Section 1, as recorded in Plat Book 32, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Barney Hugh West, III (SEAL)  
Barney Hugh West, III

Sandra W. West (SEAL)  
Sandra W. West

NORTH CAROLINA )  
                          )  
FORSYTH COUNTY )

I, Jaime H. Dalton, a Notary Public of Forsyth County and State aforesaid, certify that Barney Hugh West, III and wife, Sandra W. West 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 March, 1999.



OFFICIAL SEAL  
North Carolina - Forsyth County  
JAIME H. DALTON  
NOTARY PUBLIC

Jaime H. Dalton  
Notary Public

My commission expires: 4-1-2002

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Jaime H. Dalton, a Notary Public of Forsyth County, North Carolina, 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.

Nickie C. Wood REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Nickie C. Wood Deputy/Assistant Register of Deeds

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