

FORSYTH CO., NC **71** FEE: \$ 10.00
 PRESENTED & RECORDED: 05/21/1999 11:39AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA
 STATE OF NC REAL ESTATE EXT: \$ **50.00**
 BK 2068 P 2687 - P 2688

Excise Tax \$50.00

Recording Time, Book and Page

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

Mail after recording to Lynn Ellen Peters, 2896 Shiloh Church Road, Winston Salem, North Carolina 27105

This instrument was prepared by Martha T. Peddrick, Attorney-at-Law (no title search)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of May, 1999, by and between

GRANTOR

Lynn Ellen Peters, single

GRANTEE

Lynn Ellen Peters and Sally Peck Lentz,
 a/k/a Sally Peck, as tenants in common
 2896 Shiloh Church Road
 Winston Salem, North Carolina 27105

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

Being all of Lot #9 and Lot #10 as shown on the plat of the property of the W. H. Cox Estate designated as the "Dower Tract" which is platted and recorded in Plat Book 10 at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, and fronting on the east side of the Old Rural Hall Road a distance of 60' each and extending back between parallel lines a distance of 187.4 feet on the north side and 193.8 feet on the south side of said lots.

For further reference, see Deed Book 553, Page 38, and Deed Book 1761, Page 1042 Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lots 9 and 10, Block 2310, Winston Township, Forsyth County Tax Records.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1761, Page 1042, Forsyth County Register of Deeds

A map showing the above described property is recorded in Plat Book 10 page 79

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:

all easements, restrictions, rights of way of record, if any, and to 1999 ad valorem taxes.

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:

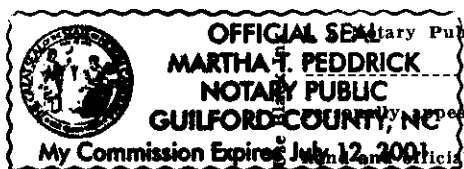
Secretary (Corporate Seal)

USE BLACK INK ONLY

Lynn Ellen Peters

SEAL-STAMP

NORTH CAROLINA, Guilford County.



OFFICIAL SEAL of the County and State aforesaid, certify that Lynn Ellen Peters Grantor, appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of May, 1999.

My commission expires: 7/12/2001 Martha T. Peddrick Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

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

My commission expires: Notary Public

The foregoing Certificate(s) of Martha T. Peddrick, is

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

FORSYTH

REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds