

DRAFTED BY: Daniel A. Frazier--BOX 64

RECORDING TIME FORSYTH CO, NC 54 FEE: \$ 8.00 PRESENTED & RECORDED: 08/27/1999 10:58AM DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE

STATE OF NC REAL ESTATE EXT: \$ 58.00 BK2083 P1781 - P1781

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 1618 Lot: 034 Parcel Identifier No.: Property Address: 2651 Dudley St., Winston-Salem, NC. 27107 Mail after recording to: Frazier box Mail future tax bills to: grantees at property address

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26 day of August, 19 99, by and between

GRANTOR

GRANTEE

PEARLIE JUNE HUNT HALL (unmarried)

LONNIE G. SEGERS, JR. and DOMINIC P. SEGERS

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, in consideration of (\$ 1.00 & OVC) One Dollar and OVC to her 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:

Being known and designated as Lot No. 34, as shown on the map of Carlton Bluff recorded in Plat Book 8, at Page 89 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

The above land was conveyed to Grantor by Dillon & Hastings (see book number 1194 page 1328)

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 and by these presents does grant, bargain, sell and convey unto the grantee 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 whomsoever.

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

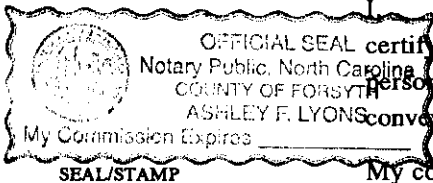
(seal)

(seal)

Pearlie June Hunt Hall (seal) PEARLIE JUNE HUNT HALL (unmarried)

(seal)

STATE OF NORTH CAROLINA - Forsyth County Ashley F. Lyons



I, Ashley F. Lyons, a Notary Public of Forsyth County, NC, do hereby

certify that Pearlie June Hunt Hall (unmarried)

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 26 day of August, 19 99.

My commission expires Nov. 4, 2001 Ashley F. Lyons 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 Ashley F. Lyons, NP

is/are certified to be correct.

This the 27 day of Aug., 1999.

Dickie C. Wood, Register of Deeds for Forsyth County by:

[Signature] Deputy/Assistant