

FORSYTH CO, NC FEE: \$ 8.00
PRESENTED & RECORDED: 10/18/1999 10:40AM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE
GIFT DEED
BK 2089 P 4019 - P 4019

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Original to:

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 5175 Lot: 001R Parcel Identifier No.:
Property Address: 6069 Baux Mountain Road, Winston-Salem, NC 27105
Mail after recording to: Cendy Marie Vanhoy, 6069 Baux Mountain Road, Winston-Salem, NC 27105
Mail future tax bills to: Cendy Marie Vanhoy, 6069 Baux Mountain Road, Winston-Salem, NC 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of October, 1999, by and between

GRANTOR

GRANTEE

Joel Monroe Vanhoy, Sr. and wife, Martha Bee Vanhoy

Cendy Marie Vanhoy

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 (\$10.00 & OVC) Ten Dollars and other valuable consideration to them 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 Mineral Springs Township, more particularly described as follows:

Being known and designated as Lot 001R, Block 5175 of the Forsyth County, North Carolina Tax Maps and being at the Southwest corner of Baux Mountain Road and Mountain Brook Trail in Winston-Salem, North Carolina and being a lot 103.39 feet along Baux Mountain Road, 189.18 feet along Mountain Brook Trail, 100 feet along a common line of Lot 24 of Tax Block 5175 of the Forsyth County, North Carolina Tax Maps and 215.45 feet along the common line of Lot 2R of Block 5175 of the Forsyth County, North Carolina Tax Maps.

The above land was conveyed to Grantor by Estate of Maude I. Vanhoy 87 E 960, 93 E 1500 (see book number 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, 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.

Joel Monroe Vanhoy Sr. (seal) Martha Bee Vanhoy (seal)
Joel Monroe Vanhoy, Sr. Martha Bee Vanhoy
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County, a Notary Public of Forsyth County, NC, do hereby



Stacey B. Berrier ^{Dave} certify that Joel Monroe Vanhoy, Sr. and wife, Martha Bee Vanhoy personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this 15 day of October, 1999.
My commission expires November 6, 1999 Stacey B. Berrier Notary Public

STATE OF NORTH CAROLINA - Forsyth County, a Notary Public of Forsyth County, NC, do hereby

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 _____ day of _____, _____

My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of Stacey B. Berrier is/are certified to be correct.

This the 18 day of October, 1999

Dickie C. Wood, Register of Deeds for Forsyth County by Dickie C. Wood Deputy/Assistant