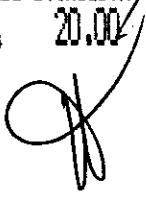


FORSYTH CO, NC 188 FEE: \$ 10.00
PRESENTED & RECORDED: 11/03/1999 4:47PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODIVA
STATE OF NC REAL ESTATE EXT: \$ 20.00
BK2092 P2354 - P2355



Excise Tax

Recording Time, Book and Page

Tax Lot No. 018, Block 0870A Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Parks Roberts, Attorney Box 73 ← ORIGINAL TO

This instrument was prepared by Parks Roberts, Attorney

Brief description for the Index Lot 18, Dixie Heights

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of November, 1999, by and between

GRANTOR

GRANTEE

JRP
JAMES R. PETTYJOHN, SR. and wife,
NORMA OVERBY PETTYJOHN N.O.P.

DAVID LEE GRUBBS (Divorced)

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:

BEGINNING at a point on the south side of Dixie Broadway Street 483.5 feet west of the southwest intersection of Dixie Broadway and Vargarve Street, and running thence in a southwardly direction 133.7 feet to an iron stake; thence in a westwardly direction 40 feet to an iron stake; thence in a northwardly direction 133 feet to an iron stake in the south side of Dixie Broadway Street, thence in an eastwardly direction 40 feet along the south side of Dixie Broadway Street to the place of BEGINNING. Being known and designated as Lot 18 on the plat of Dixie Heights which is recorded in Plat Book 3, at page 17, Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 2018, Page 703, Forsyth County Registry.....

A map showing the above described property is recorded in Plat Book 3 page 17

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:

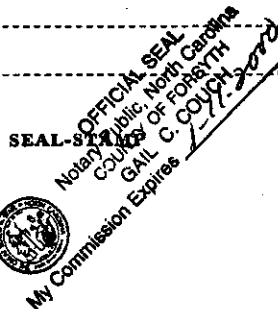
save and except easements and restrictions of record, if any and 1999 ad valorem taxes which will be pro-rated as of the day of closing.

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

James R. Pettyjohn Sr. (SEAL)
JAMES R. PETTYJOHN, SR.
Norma Overby Pettyjohn (SEAL)
NORMA OVERBY PETTYJOHN
..... (SEAL)
..... (SEAL)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that JAMES R. PETTYJOHN, SR. and wife, NORMA OVERBY PETTYJOHN Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3rd day of November, 1999
My commission expires: January 11, 2000 *Gail C. Couch* 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 Gail C. Couch

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 *Dickie C. Wood* Deputy/Assistant - Register of Deeds