

Original to: Parks Roberts - book 73

Drafted By: Daniel A. Frazier
No Title Search Performed by drafting attorney

Recording Time

Excise Tax: Probate and filing fee \$ _____ paid

Tax Block: 871A Lot: 50 Parcel Identifier No.:
Property Address: 325 Dixie Broadway, Winston-Salem, NC
Mail after recording to:
Mail future tax bills to: Grantee at

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED
This DEED made this the 1sth day of December, 1999, by and between

Grantor
WAYNE E. PITTMAN (DIVORCED)
and
TERRY C. PITTMAN (DIVORCED)

Grantee
DAVID L. GRUBBS
and
DAVID CHARLES FULP

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, Winston Township, more particularly described as follows:

BEGINNING on the north side of Dixie Broadway 146.8 feet east from the west boundary of Dixie Heights, and extending north 143.4 feet to a stake; thence east 40 feet to a stake; thence south 144.1 feet to a stake; thence 40 feet to the BEGINNING. Being known and designated as lot number 50 on the plat of property known as "Dixie Heights" recorded in Plat Book 3, Page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereunto made for a more detailed description.

The above land was conveyed to Grantor by: D. Elwood Clinard a/w Helen H. Clinard (see book number 1893 page 2714) 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 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 Grantors has set their hand and seal the day and year first above written.

Wayne E. Pittman (SEAL) Terry C. Pittman (SEAL)
WAYNE E. PITTMAN (DIVORCED) TERRY C. PITTMAN (DIVORCED)

STATE OF NORTH CAROLINA, FORSYTH COUNTY



I, GENEVA P. LAWSON a Notary Public of FORSYTH County, North Carolina, do hereby certify that WAYNE E. PITTMAN (DIVORCED) and TERRY C. PITTMAN (DIVORCED) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 01 day of December, 1999.
My Commission expires: May 11, 2002 Geneva P. Lawson Notary Public

The foregoing Certificate(s) of Geneva P. Lawson is /are certified to be correct.

This the 2 day of December, 1999.
Dickie C. Wood, Register of Deeds, Forsyth County by:

[Signature] Deputy/Assistant
FORSYTH CO., NC 164 FEE: \$ 8.00
PRESENTED & RECORDED: 12/02/1999 4:15PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLES
STATE OF NC REAL ESTATE EXT: \$ 16.00
BK2096 P1345 - P1345 P. Boles