

DRAFTED BY: DAVID V. LINER

RECORDING TIME FORSYTH CO, NC

120

FEE: \$ 8.00

PRESENTED & RECORDED: 12/30/1999 11:52AM

DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

NO TAXABLE CONSIDERATION

BK2100 P 399 - P 399

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 2230

Lot: 112D

Parcel Identifier No.:

Property Address: 1221 MOTOR ROAD, WINSTON-SALEM, NC 27105

Mail after recording to: GRANTEE: PO BOX 2396, KERNERSVILLE, NC 27285

Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of December, 1999, by and between

GRANTOR

PHILLIP M. SMITH

GRANTEE

PHILLIP M. SMITH AND WIFE,
LAURIE H. SMITH

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 (\$ _____) 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 AT AN IRON STAKE LOCATED IN THE NORTH RIGHT OF WAY LINE OF MOTOR ROAD, SAID IRON STAKE BEING LOCATED AT THE SOUTHWEST CORNER OF LOT 27 HEREINAFTER REFERRED; RUNNING THENCE FROM SAID BEGINNING POINT NORTH 04° 36' 30" EAST 215.3 FEET TO AN IRON STAKE; RUNNING THENCE SOUTH 83° 46' 50" EAST 53.26 FEET TO AN IRON STAKE; RUNNING THENCE SOUTH 04° 56' 30" WEST 214.6 FEET TO AN IRON STAKE LOCATED IN THE NORTH LINE OF MOTOR ROAD; RUNNING THENCE WITH THE NORTH RIGHT OF WAY LINE OF MOTOR ROAD, NORTH 84° 30' WEST 52.0 FEET TO THE POINT AND PLACE OF BEGINNING. BEING THE WESTERN PORTION OF LOT 27 AS SHOWN ON THE PLAT OF R.M. COX DEVELOPMENT, RECORDED IN PLAT BOOK 3, PAGE 61A(2) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

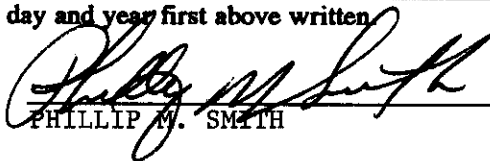
THE PURPOSE OF THIS DOCUMENT IS TO CREATE TENANCY BY THE ENTIRETIES.

The above land was conveyed to Grantor by R.E. MUELLER ET UX (see book number 2062 page 1128)

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

(seal)



PHILLIP M. SMITH

(seal)

(seal)

(seal)

STATE OF NORTH CAROLINA - ~~Forsyth County~~ Stokes County

Rhonda H. McKinney

Stokes

, a Notary Public of ~~Forsyth~~ Stokes County, NC, do herebycertify that PHILLIP M. SMITH

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22 day of December, 1999.

SEAL/STAMP

My commission expires 11-16-2003, 1999. Rhonda H. McKinney 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 Rhonda H. McKinney

is/are certified to be correct.

This the 30 day of Dec, 1999.In ~~the~~ Office, Register of Deeds for Forsyth County by:

DICKIE C. WOOD, REGISTER OF DEEDS
Deputy/Assistant