

FORSYTH CO, NC **112** FEE:\$ 12.00
PRESENTED & RECORDED: 01/19/2000 1:33PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT:\$ **148.00**
BK2102 P1126 - P1128

ON ✓

Excise Tax \$

Recording Time, Book and Page

Tax Block: 2228 Lot: 100 Parcel Identifier No. Verified by _____
County on the 14 day of January, ~~1999~~ 2000.
by _____

Mail after recording to: 1111 DON AVE. WINSTON SALEM, NC 27105
This instrument was prepared by THOMAS E. BROCK, ATTY.
Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of JANUARY, 2000, by and between

GRANTOR

GRANTEE

BRYAN A. SMITH
and wife, Victoria Smith

JUAN L. DAVIS

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 FORSYTH North Carolina and more particularly described as follow

SEE EXHIBIT A

BA
VS

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:

Subject to easements and restrictions of record, if any.

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.

Bryan A. Smith (seal)
BRYAN A. SMITH

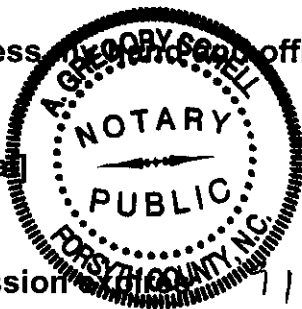
Victoria Smith (seal)
Victoria Smith

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for said County and State, certify that BRYAN A. SMITH/came before me this day and acknowledged the due execution of the foregoing instrument.
and wife, Victoria Smith

Witness A. Gregory Schell official seal, this the 17 day of JANUARY, 2000.

[Official Seal]



A. Gregory Schell
NOTARY PUBLIC

My Commission 1/27/04

NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) Certificate(s) of A. Gregory Schell, N.P.

is/are certified to Dickie C. Wood. This the 19th day of January, 2000
DICKIE C. WOOD, REGISTER OF DEEDS, Register of Deeds

By [Signature] Deputy/Assistant

DICKIE C. WOOD, REGISTER OF DEEDS

BEGINNING at an iron stake on the North side of Don Ave. being the southwest corner of lot 99 of the A.T. Cox Division #2; thence running with the North side of Don Ave., North 87 deg. 30' West 75.02 feet to an iron stake lying 15 feet East of the Southeast corner of lot 103; thence North 02 deg. 43' 28" East 167.34 feet to an iron stake lying 15 feet East of the northeast corner of lot 103 in the South line of the A.T. Cox Development; thence with the South line of the said A.T. Cox Development, South 87 deg. 26' 01" East 74.82 feet to an iron stake, being the northwest corner of lot 99; thence with the West line of lot 99, South 02 deg. 39' 27" West 167.26 feet to an iron stake, the place of **BEGINNING**, being lots 100, 101 and the East half of lot 102, of the A.T. Cox Sub- Division #2, plat of which is recorded in Plat Book 12, page 192 in the office of the Register of Deeds of Forsyth County, N.C. reference to which plat is hereby made for a more particular description.

Subject to easements and restrictions of record, if any.