

FORSYTH CO, NC FEE: \$ 10.00  
PRESENTED & RECORDED: 03/22/2000 09:20AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXTX: \$ 48.00  
BK2109 P1480 - P1481

*P. Boles*

Excise Tax \$ 48.00

Recording Time, Book and Page

Tax Lot No. 1385 Parcel Identifier No. 219

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_

*Box 24*

Mail after recording to FORQUER & GREEN, 7990 NORTH POINT BLVD., #120, WINSTON-SALEM, NC 27106

This instrument was prepared by FORQUER & GREEN, 7990 NORTH POINT BLVD., #120, WINSTON-SALEM, NC 27106

Brief description for the Index

LT 219, EAST 14TH STREET DEVELOPMENT

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of March, 2000, by and between

GRANTOR

GRANTEE

VIRGINIA K. NEWELL, WIDOW

KAREN STERLING A/K/A KAREN V. JONES  
and husband,  
RAY R. STERLING, Jr.  
2401 DUNBAR STREET  
WINSTON-SALEM, NC 27105

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 THE NORTHEAST CORNER OF DUNBAR STREET AND DOUGLAS AVENUE, THENCE EASTWARDLY WITH THE NORTH LINE OF DUNBAR STREET 50 FEET TO AN IRON STAKE; THENCE NORTHEASTWARDLY 150 FEET TO AN IRON STAKE; THENCE WESTWARDLY 50 FEET TO AN IRON STAKE IN THE EAST LINE OF DOUGLAS AVENUE; THENCE SOUTHEASTWARDLY WITH THE EAST LINE OF DOUGLAS AVENUE 150 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS LOT 219 AS SHOWN ON THE MAP OF EAST FOURTEENTH STREET AS RECORDED IN PLAT BOOK 2, PAGE 32-A, REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1637, Page 1

A map showing the above described property is recorded in Plat Book 2 page 32A

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: ANY RESTRICTIONS AND EASEMENTS OF RECORD.

2000 AD VALOREM TAXES

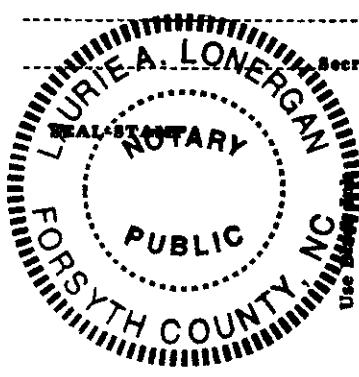
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By:
President

USE BLACK INK ONLY

Virginia K. Newell (SEAL)
VIRGINIA K. NEWELL
(SEAL)
(SEAL)
(SEAL)

ATTEST:
Secretary (Corporate Seal)



NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that VIRGINIA K. NEWELL Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of March 2000

My commission expires: 3.19.2003 Laurie A. Lonergan 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

My commission expires: Notary Public

The foregoing Certificate(s) of Laurie A. Lonergan, NC

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 Jimmy Ham Deputy/Assistant - Register of Deeds