

FORSYTH CO, NC **169** FEE: \$ 10.00
PRESENTED & RECORDED: 04/18/2000 2:56PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXT: \$ **110.00**
BK2113 P 535 - P 536

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. **203** Parcel Identifier No. _____
Verified by _____ County on the ____ day of _____, 19____
by _____

Mail after recording to Grantees: **1804 Waughtown Street Winston-Salem, North Carolina 27107**
This instrument was prepared by: **BILLY D. FRIENDE, JR.**
Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **April 7, 2000** by and between

GRANTOR	GRANTEE
SUSAN M. TAYLOR (Unmarried)	TERESA E. LENTZ (Unmarried)
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:

See attached EXHIBIT A hereinafter incorporated by reference.

Property Address: **1804 Waughtown Street
Winston-Salem, North Carolina 27107**

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

The above property hereinabove described was acquired by Grantor by instrument recorded in Book 2097 Page 1988.

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:

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: _____

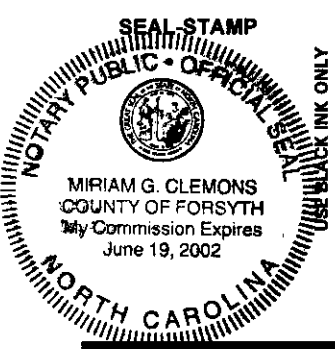
President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Susan M. Taylor
SUSAN M. TAYLOR



NORTH CAROLINA, FORSYTH COUNTY
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **SUSAN M. TAYLOR** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of April, 2000.

My commission expires: 06-19-2002 Miriam G. Clemons Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, _____ COUNTY
I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that _____ he is the _____ Secretary of _____, a North Carolina corporation and that, by authority duly given and as the set of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by _____ self as its _____ Secretary. Witness my hand and notarial seal this the _____ day of _____, 2000.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Miriam G. Clemons, Jr

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

FORSYTH

COUNTY REGISTER OF DEEDS FOR _____
By Sammy Lee Deputy/Assistant-Register of Deeds.

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EXHIBIT A

BEGINNING at a point in the old south line of Waughtown Street about 82.5 feet East of Cemetary Lane, and being the northeast corner of Lot No. 110, Block 173B, Forsyth County Tax Maps; running thence with the old south line of Waughtown Street Eastwardly 78 feet, more or less, to the northwest corner of Lot No. 180; thence with the west line of Lot No. 108 Southwardly 6.9 feet to a point in the new south line of Waughtown Street as established by the City of Winston-Salem, said point being 10 feet South of and at the right angles to the existing south curb line of Waughtown Street; thence with the new south line of Waughtown Street as established by the City of Winston-Salem, and being 10 feet South of and parallel to said existing south curb line Westwardly 78 feet, more or less, to the east line of Lot No. 110; thence with the east line of Lot No. 220, Northwardly 3.3 feet to the place of BEGINNING. This is the same property as that described in deed book 1019 at page 590 of the Forsyth County Registry.

Also being known and designated as block 1738 lot 203, Forsyth County Tax Maps.