

FORSYTH CO, NC <sup>2</sup> FEE: \$ 12.00  
PRESENTED & RECORDED: 04/19/2000 09:20AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA  
STATE OF NC REAL ESTATE EXT: \$ 500.00  
BK2113 P 650 - P 652

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H

Excise Tax

Recording Time, Book and Page

Tax Lot No. Lot 269A, Block 72 Parcel Identifier No.  
Verified by County on the day of  
by

Mail after recording to

Box 93 ORIGINAL TO

This instrument was prepared by Ronald J. Short

Brief description for the Index Southern portion of Lot 269, Salem Plat

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of April, 2000, by and between

GRANTOR

GRANTEE

Jack E. Atkins (unmarried)

John Edward Fitzgerald (single)  
and  
Robert Craig Glesener (single)

The Grantees are taking title as Joint  
Tenants with RIGHT OF SURVIVORSHIP

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 Exhibit A attached for legal description and joint use and maintenance agreement.

The intention of the Grantor and Grantees of this conveyance is that the Grantees take title as Joint Tenants with Rights of Survivorship; and the Grantees execute this document on the reverse side hereof in order to confirm that they have contracted between themselves to take title as Joint Tenants with Right of Survivorship. RE: 262 N.C. 481

The property hereinabove described was acquired by Grantor by instrument recorded in ..... Book 2032, Page 917.....

A map showing the above described property is recorded in Plat Book ..... 8 ..... page ..... 66.....

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.

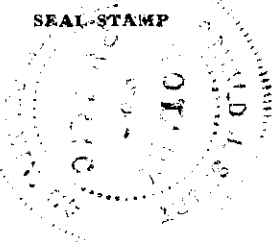
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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

*Jack E. Atkins* Grantor (SEAL)  
Jack E. Atkins, Grantor  
*John Edward Fitzgerald*, GRANTEE & CONTRACTOR (SEAL)  
John Edward Fitzgerald, Grantee and Contractor  
----- (SEAL)  
*Robert Craig Glesener*, GRANTEE & CONTRACTOR (SEAL)  
Robert Craig Glesener, Grantee and Contractor



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Jack E. Atkins, Grantor, John Edward Fitzgerald, Grantee and Contractor, Robert Craig Glesener, Grantee and Contractor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19 day of April, 2000.  
My commission expires: 12-2-2000 *Ronald J. Short* 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 Ronald J. Short, 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 REGISTER OF DEEDS FOR FORSYTH COUNTY

By *Dickie C. Wood* Deputy/Assistant - Register of Deeds

## EXHIBIT A

BEGINNING at an iron located in the western right-of-way of Spruce Street, also being located at the southeast corner of Lot 69 of the plat of Salem recorded in Plat Book 8, Page 66(4); thence with the southern lot line of Lot 269 South 88 deg. 7' 59" West 179.91 feet to an iron located at the southwest corner of Lot 269; thence with the west line of Lot 269 North 1 deg. 23' 00" West 58 feet to a 3/4 inch iron pipe; thence cutting through Lot 269 North 88 deg. 11' 34" East 95.79 feet to an iron; thence South 1 deg. 23' 00" East 1.85 feet to an iron; thence North 88 deg. 35' 17" East 84 feet to an iron located in the western right-of-way of Spruce Street and east line of Lot 269; thence with the right-of-way line of Spruce Street South 1 deg. 30' 12" East 55.38 feet to the point and place of BEGINNING and being a southern portion of Lot 269 of the plat of Salem, recorded in Plat Book 8, Page 66(4), Forsyth County, North Carolina Register of Deeds Office.

Grantor reserves for himself, his heirs and successors the following 20 foot wide driveway easement falling 10 feet on either side of the following center line described as follows:

Beginning at a point which is located North 01 deg. 30' 12" West 10 feet from the southeast corner of Lot 269 and then North 88 deg. 07' 59" West 151.97 feet to a point; thence North 59 deg. 06' 27" West to a point; thence North 1 deg. 23' 00" West to a point; the southern line of Short, Deed Book 2058, Page 544. Grantor also reserves for himself and his heirs and successors the right to park cars on the portion of the easement which adjoins the West line of Lot 269 of the Salem plat.

Grantor agrees with Grantees and Grantees, as part of the consideration of this Deed, agree with Grantor to equally share the cost of maintaining the shared steps and shared landing now used jointly by and shared by the two buildings located on the northern part and the southern part of Lot 269 of the Salem Plat. Grantees, as part of the consideration for this Deed, agree to share the use of the stairs and ramp and landing now located between the two buildings located on Lot 269 of the Salem Plat with the Owners of the building located on the northern portion of Lot 269 (Tax Lot 269A).

Grantor and Grantees agree that the above shared maintenance and use provisions of this Deed is consideration passing between the parties for this conveyance and Grantees are contracting by executing this Deed to abide by the above maintenance agreement.