

FORSYTH CO, NC 114 FEE: \$ 12.00
PRESENTED & RECORDED: 05/26/2000 12:35PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 100.00
BK2118 P1367 - P1369

Excise Tax \$ 100.00

Recording Time, Book and Page

Tax Lot No. BLOCK 0741, LOT 101A Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to Charles T. Cunningham, Box 160

This instrument was prepared by Charles T. Cunningham.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of May, 2000, by and between

GRANTOR

J. H. Matthews and wife,
Annie Christine Matthews
1711 W. Lexington Avenue
High Point, NC 27262

GRANTEE

Shahid Chaudhary
Zahid Chaudhary
2202 Thomasville Road
Winston-Salem, NC

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, Township,

Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1906, Page 1719; Deed Book 1777, Page 2528.

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

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:

2000 Property 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

ATTEST:

.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

✓ *J. H. Matthews* (SEAL)
J. H. Matthews

Annie Christine Matthews (SEAL)
Annie Christine Matthews

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Davidson* County.

I, a Notary Public of the County and State aforesaid, certify that J. H. Matthews and wife, Annie Christine Matthews

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 23rd day of May 2000.

My commission expires: *Dec 10 - 2003* *Harvey Samitsing* 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 *Harvey Samitsing*

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.

Deed Book REGISTER OF DEEDS FOR *FORSYTH* COUNTY

By *Deed Book* *Deputy/Assistant - Register of Deeds*

EXHIBIT

BEGINNING at a spike in the southwestern right of way line of Thomasville Road where it intersects with Urban Street; and proceeding thence along the southwestern right of way of Thomasville Road, South 48° 58' East 124.84 feet to an iron stake; thence running South 36° 39' West 63.95 feet to an iron stake; thence running North 81° 48' West 61.35 feet to an iron stake in the eastern right of way line of Urban Street; and thence running North 06° 42' East 141.41 feet along the eastern right of way line of Urban Street, to the point and place of BEGINNING, as surveyed on September 10, 1980, by J. E. Franklin, R.L.S.

Said property being the western portion of the tract described in Deed Book 1039, page 0001, Forsyth County Registry; and Cloyce Leslie Chumley, Sr. being deceased.