

FORSYTH CO, NC 143 FEE: \$ 14.00  
PRESENTED & RECORDED: 06/13/2000 3:23PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXT: \$ 26.00  
BK2120 P3240 - P3243

*Spencer*

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19 ....  
by .....

Mail after recording to GRANTEES *P.O. Box 1376 King NC 27021*

This instrument was prepared by DAVID H. CAFFEY

Brief description for the Index



### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5 day of June, ~~19~~ 2000, by and between

GRANTOR

GRANTEE

PAUL W. WARD AND WIFE,  
JANICE B. WARD

ROGER D. BENNETT CONSTRUCTION, INC.

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 DESCRIPTION EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2072, page 3478

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:

Subject to rights of way, restrictions of record, and 2000 taxes.

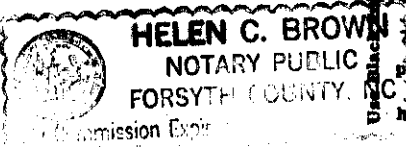
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

-----  
(Corporate Name)  
By: -----  
-----  
President  
ATTEST: -----  
-----  
Secretary (Corporate Seal)

USE BLACK INK ONLY

*Paul W. Ward* (SEAL)  
PAUL W. WARD  
*Janice B. Ward by Paul W. Ward* (SEAL)  
JANICE B. WARD *attorney in fact*  
----- (SEAL)  
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that PAUL W. WARD Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of June, 2000. My commission expires: 3/2/2004 *Helen C. Brown* Notary Public

SEAL-STAMP NORTH CAROLINA, ----- County.

Use Black Ink

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 -----, 19----- My commission expires: ----- Notary Public

The foregoing Certificate(s) of -----

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.

----- REGISTER OF DEEDS FOR ----- COUNTY  
By ----- Deputy/Assistant - Register of Deeds

NORTH CAROLINA )  
 )  
FORSYTH COUNTY )

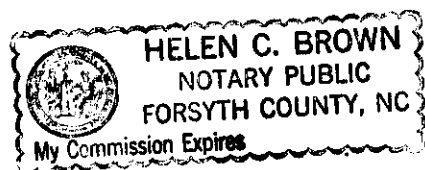
I, Helen C Brown, a Notary Public of Forsyth County, North Carolina, do hereby certify that PAUL W. WARD, attorney-in-fact for JANICE B. WARD, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of JANICE B. WARD; and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of FORSYTH County, North Carolina, in Book 1976, page 2240, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said PAUL W. WARD acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said JANICE B. WARD.

I do further certify that I am not a party to the attached instrument.

Witness my hand and notarial seal or stamp, this the 12<sup>th</sup> day of June, 2000.

Helen C Brown  
Notary Public

My commission expires:  
3/2/2004



STATE OF NC - FORSYTH CO      The foregoing certificate(s) of:  
Helen C. Brown, NP      NP(s)  
is/are certified to be correct at the date of recordation shown on the first page thereof.  
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst

## EXHIBIT "A"

BEGINNING at a new iron pipe in the western right of way line of Oldtown Road, located North 14 degrees 31' 04" West 39.64 feet and North 14 degrees 25' 19" West a chord distance of 25.36 feet from the corner of Tax Lot 28E, Block 3459, the property of Randall C. Crawford and wife, Debra J. Crawford as described Deed Book 1904, page 2212; thence along a new line of Tract 1, South 75 degrees 29' 32" West 127.54 feet to a new iron pipe thence along the eastern line of Bonbrook Drive North 06 degrees 19' 03" East 2.18 feet to an existing iron pipe; and continuing 35.21 feet to an existing iron in the Old property line; thence North 06 degrees 19' 03" East 48.30 feet to a new iron pipe; thence along a new line North 75 degrees 29' 32" East 97.74 feet to a new iron pipe; thence along the western right of way of Oldtown Road, South 13 degrees 55' 18" East a chord distance of 45.10 feet to a no point set in the old property line; thence South 14 degrees 11' 39" East a chord distance of 35.00 feet to the BEGINNING; and being a 0.207 acre tract, more or less, and designated as Tract 2 according to survey of Gupton & Associates, P.A., dated June 17, 1999. Also being part of Tax Lots 105 and 29H, Block 3459 of Forsyth County Tax Office.

MINOR SUBDIVISION  
APPROVAL

*David Elrod*, 6/6/00  
for Director, City-County date  
Planning Board