Rtn TO BOX 36

FORSYTH CO,NC 220 FEE:$ 10.00
PRESENTED & RECORDED: 07/31/2000 3:39PM
DICKIE C. WOOD REGISTER OF DEEDS BY:SINKJW
GIFT DEED
BK2127 P4030 - P4031

Drafted by: B. Bailey Liipfert, III, Attorney
Craige, Brawley, Liipfert & Walker, L.L.P.
P.O. Box 1666
Winston-Salem, NC 27102

Grantee Address: Nancy O'Brien Kates

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

GIFT DEED CONVEYING
UNDIVIDED INTEREST

THIS GIFT DEED, made this 27th day of July, 2000, by and between HELEN V. E. MENDENDALL (Divorced) (a/k/a Helen V. E. Roberson, a/k/a Helen V. E. Everhart, a/k/a/ Helen Virginia Everhart O'Brien, a/k/a Helen Virginia Everhart Mendenhall) (hereinafter called "Grantor") and NANCY O'BRIEN KATES (hereinafter called "Grantee").

WITNESSETH:

THAT the Grantor, for love and affection, the receipt of which is hereby acknowledged, has granted and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee and her successors and assigns, in fee simple, a one percent (1%) undivided interest in that certain tract or parcel of land situated in Forsyth County, North Carolina, which is more particularly described as follows:

> Being known and designated as Lot 10 as shown on map of Fenimore Place recorded in Plat Book 24 Page 42 in the office of Register of Deeds of Forsyth County, North Carolina.
>
> This conveyance is made subject to easements and restrictions of record.
>
> For further reference, see Deed Book 1017, Page 591, Forsyth County Registry.

TO HAVE AND TO HOLD a one percent (1%) undivided interest in and to the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that she has the right to convey the same in fee simple, that title is marketable and free and clear from 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:

1. Grantee takes the one percent (1%) undivided interest in the above-described property subject to:

   a. Easements;

   b. Rights of way;

   c. Restrictions of record, if any; and

   d. City/County ad valorem tax for 2000.

2. Grantee and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

Helen V. E. Mendenhall by her AIF Nancy Kates (SEAL)
Helen V. E. Mendenhall, by her attorney-in-fact, Nancy Kates

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Rhonda L. Nelson, a Notary Public for Forsyth County, North Carolina, do hereby certify that Nancy Kates, attorney-in-fact for Helen V. E. Mendenhall, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Helen V. E. Mendenhall, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 2115 at page 1633 in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 2nd day of May, 2000, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Nancy Kates acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Helen V. E. Mendenhall.

Witness my hand and official seal, this 27th day of July, 2000.

Rhonda L. Nelson
Notary Public

My commission expires:

5-11-2003

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
RHONDA L. NELSON
My Commission Expires 5-11-2003

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Rhonda L. Nelson
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: Dickie C. Wood ~~Deputy/Asst~~