

FORSYTH CO, NC 18 FEE: \$ 12.00  
PRESENTED & RECORDED: 08/08/2000 09:34AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
STATE OF NC REAL ESTATE EXT: \$ 134.00  
BK2129 P 74 - P 76

*PPH do*

Excise Tax \$ 134.00

Recording Time, Book and Page

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

Mail after recording to Grantee

This instrument was prepared by Phyllis E. Mendel-NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of July, 2000, by and between

### GRANTOR

Lois B. McCracken Desilets f/k/a Lois B. Everette  
2701 Shiloh Church Rd. and David Desilets  
Winston-Salem, NC 27105

### GRANTEE

Mark T. Schmidt (unmarried)  
4892 McCracken Rd.  
Kernersville, NC 27284

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 ....., Kernersville..... Township,

Forsyth

County, North Carolina and more particularly described as follows:

See attached Exhibit "A" which is incorporated by references  
as if set forth fully herein

The property hereinabove described was acquired by Grantor by instrument recorded in ...Book 1025...Page 231.....

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2000 and subsequent years.

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

*Lois B. McCracken Desilets* (SEAL)  
Lois B. McCracken Desilets

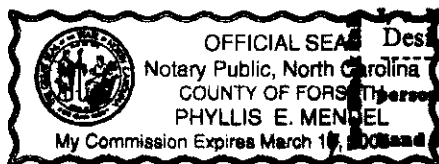
*David Desilets* (SEAL)  
David Desilets

----- (SEAL)

----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, ..... Forsyth ..... County.



I, Notary Public of the County and State aforesaid, certify that Lois B. McCracken Desilets and David

..... Grantor,

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

hand and official stamp or seal, this 31st day of July, 1900.

My commission expires: ..... *Phyllis E. Mendel* 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 ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of *Phyllis E. Mendel, NP*

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 ..... COUNTY

By *Karl D. Doherty* Deputy/Assistant - Register of Deeds

## Exhibit "A"

Lying and being in Kernersville Township, Forsyth County, North Carolina and beginning at an iron stake in northwest margin of Railroad Avenue, the southeast corner of Kerwin Missionary Baptist Church property and the southwest corner of Lot 15 as shown on the hereinafter mentioned map; thence with Church line North 14° West 152.3 feet to an iron stake, northeast corner of Church property in Era Robertson's line; thence with Robertson line North 64° East 70.0 feet to an iron stake in Robertson line, Thomas F. Loflin corner; thence with Loflin's line South 32 degrees 45 minutes East 152 feet to an iron stake in northwest margin of Railroad Avenue, Loflin's corner; thence with northwest margin of Railroad Avenue South 64° West 120 feet to the beginning, containing .32 acres, more or less, and being part of Lots 15 and 16 in Kerwin Subdivision plat of which is recorded in Plat Book 4, page 137, Forsyth County Registry, to which plat or map reference is hereby made for a more particular description of same.