

DRAFTED BY: **RENITA O. THOMPkins**Tax Block & Lot: **2201****32 & 33**

FORSYTH CO, NC

130FEE: \$ **12.00**

Do

Mail after recording to:

Parcel ID:

PRESENTED & RECORDED: 08/11/2000

3:12PM

not

RENITA O. THOMPkins

Mail future tax bills to:

DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA

write

BOX #68**GRANTEES**

STATE OF NC REAL ESTATE EXT: \$

158.00

in

3644 DENVER STREET**BK2129 P2381 - P2383**

this

WINSTON-SALEM NC 27101

RECORDING TIME

space

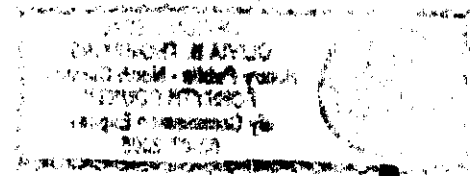
FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this **31ST** day of **JULY**, **2000**, by and between

GRANTOR

GRANTEE

LOUIS M. CANJAR AND WIFE KAREN S. CANJAR**GLENNELL WATSON, JR. (UNMARRIED) AND
SHEREE RHODES (UNMARRIED)**

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, in consideration of (\$**10.00 & O.V.C.**) **TEN DOLLARS & OTHER CONSIDERATIONS** to **BE** 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 in Forsyth County, North Carolina **WINSTON** Township, more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE.Property Address: **3644 DENVER STREET, WINSTON-SALEM, NC 27105**

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

RESTRICTIONS AND EASEMENTS OF RECORD, 2000 REAL PROPERTY TAXES.

IN WITNESS WHEREOF the Grantor has 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.

Louis M. Canjar

(seal)

Karen S. Canjar

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

Corporate Name

ATTEST:

By

President

Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, *Olivia B. Thompson*, a Notary Public of Forsyth County, NC, do hereby certify that *LOUIS M. CANJAR AND KAREN S. CANJAR* personally came before me this day and acknowledged that he is secretary of

a North Carolina corporation, and that by authority duly given 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 notarial seal this the day of , 19
My commission expires , 19 Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, *Olivia B. Thompson*, a Notary Public of Forsyth County, NC, do hereby certify that *LOUIS M. CANJAR AND wife Karen S. CANJAR*

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 31st day of July, 2000

My commission expires 02/07-2000 *Olivia B. Thompson* Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, , a Notary Public of Forsyth County, NC, do hereby certify that

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the day of

My commission expires , 19 Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, , a Notary Public of Forsyth County, NC, do hereby certify that

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the day of

My commission expires , 19 Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, , a Notary Public of Forsyth County, NC, do hereby certify that

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the day of

My commission expires , 19 Notary Public

SEAL/STAMP

The foregoing Certificate(s) of

Olivia B. Thompson

is/are certified to be correct at the date of recording shown

on the first page thereof. **Dickie C. Wood**, Register of Deeds for Forsyth County has

Forsyth County Register of Deeds Form 11-D-2003

EXHIBIT A

BEGINNING at an iron stake on the East side of B Street (now Denver Street), said stake being at the Northwest corner of Lot No. 31 on the hereinafter mentioned map, and running thence Eastwardly 150 feet to an iron stake; Northwardly 125 feet to an iron stake; thence Southwestwardly 158 feet, more or less, to an iron stake in the East side of B Street (now Denver Street); thence with the East side of B Street (now Denver Street) 96 feet to an iron stake, the place of BEGINNING. The same being known and designated as Lots Nos. 32 and 33 as shown on the map of Sam Fulp property as recorded in Plat Book 6, Page 95, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being further identified as Lots 32 and 33, Block 2201, Forsyth County Tax Maps. See also deed recorded in Deed Book 952, Page 89, Forsyth County Registry.

Property Address: 3644 Denver Street
Winston-Salem, NC 27101