

FORSYTH CO, NC 157 FEE: \$ 12.00
PRESENTED & RECORDED: 08/11/2000 4:24PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
NO TAXABLE CONSIDERATION
BK2129 P2522 - P2524

*** No title search requested or performed.

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: _____

This instrument was prepared by: **BILLY D. FRIENDE, JR., Attorney** Box 17

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **June 21, 2000** by and between

GRANTOR

GRANTEE

LEOVIA C. GIST, by her Attorney-In-Fact, JOHN W. GIST

KEITH TUTTLE

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**, **WINSTON** Township, **FORSYTH** County, North Carolina and more particularly described as follows:

BEGINNING at the southwest corner of Lot 102, Block 399 in the tax records for Winston Township as the same are now constituted, property of Nettie M. Carter, deed concerning which is recorded in deed book 1014 page 220, Forsyth County Registry, and running thence North 87 degrees 48 minutes 14 seconds West 49.94 feet to a lot pin in the eastern right-of-way line of Cleveland Avenue; thence with the said right-of-way line of the said street, along a clockwise arc, radius 5,759.58 feet, 32.64 feet to a pin; thence continuing with the said right-of-way line of the said street, North 02 degrees 06 minutes 52 seconds East 44.36 feet to a lot pin; thence with the right-of-way line of the street as it leads into Fourth Street, North 45 degrees 52 minutes 48 seconds East 31.81 feet to a pin in the southern right-of-way line of Fourth Street; thence with the said right-of-way line of the said street, South 87 degrees 48 minutes 17 seconds East 27.29 feet to a lot pin in the line of the aforesaid lot 102; thence with the western boundary line of the said lot 102, South 01 degrees 47 minutes 41 seconds West 100.00 feet to the **BEGINNING**, containing 4,704 square feet.

BEING Parcel 100, NC R-59.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

The above property hereinabove described was acquired by Grantor by instrument recorded in Book 1146 Page 0210.

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:

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

Leovia C. Gist, by Attorney-in-Fact
John W. Gist

LEOVIA C. GIST, by her Attorney-In-Fact,
JOHN W. GIST

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of June, 2000.

My commission expires: _____ Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that he (or she) is _____ of _____, a corporation, and that he/she as _____, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this the _____ day of _____, 2000.

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.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

ATTORNEY-IN-FACT ACKNOWLEDGMENT

STATE OF NORTH CAROLINA, FORSYTH COUNTY (← Name of State and County where acknowledgment or proof was taken)
 I, Miriam G. Clemons, a Notary Public of Forsyth County, North Carolina do hereby certify that JOHN W. GIST, attorney-in-fact

(↑ Name of attorney-in-fact)

for LEOVIA C. GIST personally appeared before

(↑ Name of parties or company who executed instrument through attorney-in-fact)

me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of LEOVIA C. GIST, and

(↑ Name of parties or company who executed instrument through attorney-in-fact)

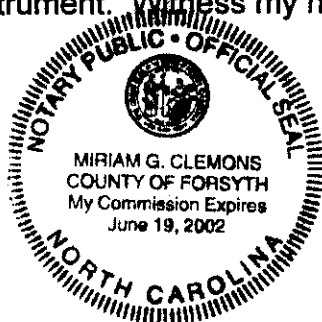
that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, on Book 1940 Page 1533, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said JOHN W. GIST acknowledged the due execution of the

(↑ Name of attorney-in-fact)

foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said LEOVIA C. GIST. I do further certify that I am not a party to the

(↑ Name of parties or company who executed instrument through attorney-in-fact)

attached instrument. Witness my hand and notarial seal this the 26th day of June, 2000



Miriam G. Clemons
 (↑ Signature of Officer) Notary Public

(← NOTARY'S SEAL)

My Commission expires: 06-19-2002

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Miriam G. Clemons 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