

FORSYTH CO, NC 185 FEE: \$ 10.00
 PRESENTED & RECORDED: 08/21/2000 3:49PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESF
 STATE OF NC REAL ESTATE EXT: \$ 236.00
 BK2130 P2513 - P2514 *P. Bles*

Recording information above this line

TAX LOT NO. 104 BLOCK 1045 Parcel No. Map No.
 PROPERTY ADDRESS: 716 Lockland Avenue, Winston-Salem, NC 27103
 Mail after recording to: Jeff Dillon, 716 Lockland Avenue, Winston-Salem, NC
 Mail future tax bills to: Same as Above
 Drafted by: D. P. Mast
 Index description:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 16 day of August, 2000 by and between the Grantor and the Grantee named below:

Grantor

James P. Peterson and wife
 Pamela G. Peterson

Grantee

Jeffrey G. Dillon

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

WITNESSETH, that the Grantor, in consideration (\$10.00 O.V.C.) Ten Dollars and other valuable considerations, 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"

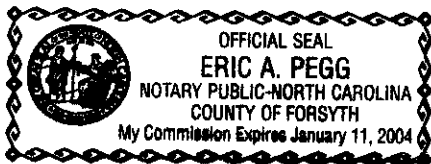
The above land was conveyed to Grantor by _____ (See Book number 2104 Page 2842)

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 the 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 easements and restrictions of record and 2000 property tax which has been prorated.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

James P. Peterson (seal)
 James P. Peterson (seal)

Pamela G. Peterson (seal)
 Pamela G. Peterson (seal)



North Carolina, County of Forsyth
 I, *Eric A. Pegg*, a Notary Public of Forsyth County, NC do hereby certify that

James P. Peterson and wife, Pamela G. Peterson personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this 21 day of August, 2000.

My Commission Expires: 11/11/04 *Eric A. Pegg*
 Notary Public

North Carolina, County of Forsyth
 I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this _____ day of _____, 2000

My Commission Expires: _____
 Notary Public

The foregoing Certificate(s) of *Eric A. Pegg, ND* is/are certified to be correct. This the 21st day of August, 2000

DICKIE C. WOOD, Register of Deeds for Forsyth County

BY *Dickie C. Wood* Deputy/Assistant-Register of Deeds

EXHIBIT "A"

BEGINNING at an iron stake on the West side of Lockland Avenue said point of beginning being 115.55 feet north of the Northwest intersection of Gaston Street and Lockland Avenue; running thence North along the West line of Lockland Avenue 60 feet to an iron stake the southeast corner of Lot No. 47; thence west along the South line of Lots 47 and 48 - 120 feet to an iron stake, the southeast corner of Lot No. 49; thence south along a part of the east line of Lot No. 73 - 60 feet to an iron stake; thence east along a parallel line to Gaston Street 120 feet to an iron stake, the place of BEGINNING. Being the northern part of Lots 74 and 75 as shown on the plat of ARDMORE, SECTION 4, plat of said property being recorded in Plat Book 2, Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. And being the same property conveyed by T. C. Abernethy Substituted Trustee to Home Owner's Loan Corporation by that certain deed of record in Book 428, Page 198, Forsyth County Registry.