

FORSYTH CO., NC 116 FEE: \$ 10.00
PRESENTED & RECORDED: 12/01/2000 11:46AM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXTX: \$ 440.00
BK2145 P 510 - P 511 *g*

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Mr. Thomas P. Bensink: 6740 Doublegate Drive, Clemmons, NC 27012

This instrument was prepared by T. Dan Womble, Attorney at Law, P.O. Box 1698, Clemmons NC 27012

Brief description for the Index

Lot 5 Doublegate, Section 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of November, 2000, by and between

GRANTOR

JENNINGS RAY DAWKINS
AND WIFE,
PATRICIA REA DAWKINS

GRANTEE

THOMAS P. BENSINK

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 Clemmons, Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 5, as shown on the plat entitled Doublegate, Section One, as recorded in Plat Book 37, Page(s) 77 and 78, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more partiucular description.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 37 page s 77 & 78 ..

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:

Save and except easements and restrictions of record if any; 2000 taxes are to be pro-rated.

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

..... (SEAL)
JENNINGS RAY DAWKINS
..... (SEAL)
Patricia Rea Dawkins
PATRICIA REA DAWKINS
..... (SEAL)
..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
Jennings Ray Dawkins and wife Patricia Rea Dawkins
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 30 day of November 2000
ANGELA W. CAMPBELL
My Commission Expires 02-09-2002
Angela W. Campbell 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
My commission expires: Notary Public

The foregoing Certificate(s) of Angela W. Campbell, Notary Public of Forsyth County,
North Carolina

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
By *Kara Soda* REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy Assistant - Register of Deeds