

FORSYTH CO, NC 256 FEE: \$ 12.00
PRESENTED & RECORDED: 12/01/2000 4:32PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA

STATE OF NC REAL ESTATE EXT: \$ 144.00
BK2145 P1162 - P1164

Excise Tax

\$144.00

Recording Time, Book and Page

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

Mail after recording to Grantee @ 1809 Gaston Street Winston Salem, NC 27106

This instrument was prepared by W. Hayes Foster

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

GRANTEE

Willis J. Motsinger and wife,
June H. Motsinger aka Emma H. Motsinger

James R. Pettyjohn and wife,
Norma O. Pettyjohn

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, Forsyth County, North Carolina and more particularly described as follows:



SEE ATTACHED EXHIBIT "A"

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

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:

ALL RESTRICTIONS, EASEMENTS, AND RIGHT OF WAYS OF RECORD, IF ANY.

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

Willis J. Motsinger (SEAL)
WILLIS J. MOTSINGER

June H. Motsinger AKA (SEAL)
JUNE H. MOTSINGER AKA EMMA H. MOTSINGER

Emma H. Motsinger (SEAL)

SEAL-STAMP



NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that
Willis J. Motsinger and June H. Motsinger aka Emma H. Motsinger Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this *30th* day of *November*, *2000*

My commission expires: *3-21-2005* *Kimberly Goff* 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 *Kimberly Longbottom 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 *FORSYTH* COUNTY

By *B. Nelson* Deputy Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an iron stake in the North line of Gaston Street, said stake being 55 feet Westwardly from the Northwest intersection of said street and Gales Avenue; running thence North on a line parallel with Gales Avenue 155 feet more or less to a stake in the South line of Lot No. 85; thence West with the line of Lot No. 85 a distance of 55 feet; thence South on a line parallel with Gales Avenue 150 feet more or less to the said Gaston Street; thence Eastwardly with Gaston Street 55 feet or more less to the BEGINNING; being part of Lots Nos. 86 and 87, on the map of Ardmore, Section 4, as recorded in Plat Book 2, Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina; and being in all respects the same property as that described in deed to Philip D. Thompson, et ux recorded in Book 837, Page 10, Forsyth County Registry.