

FORSYTH CO, NC 111 FEE: \$ 10.00
PRESENTED & RECORDED: 01/04/2001 2:33PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA

STATE OF NC REAL ESTATE EXT: \$ 26.00
BK2149 P1645 - P1646

Excise Tax \$ 0.00

Recording Time, Book and Page

Mail after recording to Grantee Box 71
This instrument was prepared by Hinshaw & Jacobs, Attys.
Brief description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of December, 2000 / / , by and between

GRANTOR(S)

GRANTEE(S)

ZELLA L. FRAZIER (widow)

BILLY R. CRABB and wife,
AMY G. CRABB

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

Beginning at an existing iron pipe, said existing iron pipe being located in the west margin of Tulip Drive, said pipe also being the Southeast corner of the property of Joe L. Shaver (Deed Book 1955, Page 2548, Forsyth County Registry); thence from said beginning point South 88 deg. 58 min. 33 sec. West 99.15 feet to an existing iron pipe; thence continuing with Shaver's South line North 88 deg. 23 min. 50 sec. West 161.43 feet to an existing iron pipe, the Southwest corner of the Shaver property; thence South 02 deg. 06 min. 00 sec. West 90.00 feet to an existing iron pipe; thence South 88 deg. 09 min. 54 sec. East 260.70 feet to an existing iron pipe in the West margin of said Tulip Drive; thence continuing with said Western margin North 0 1 deg. 56 min. 18 sec. East 95.60 feet to an existing iron pipe, being the point and place of beginning.

Said property containing 23,814 square feet and 0.547 acres more or less, all according to a survey by Kent J. Franklin, dated October 6, 2000 and being known as a map for Zella L. Frazier.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ Pages _____.

A map showing the above described property is recorded in Plat Book _____ at Page(s) _____.

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:

Restrictions and easements 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.

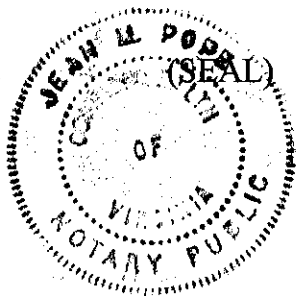
WITNESS the following signature and seal:

Zella L. Frazier (SEAL)
ZELLA L. FRAZIER

STATE OF VIRGINIA, At Large,

COUNTY OF PITTSYLVANIA, to-wit:

The foregoing instrument was acknowledged before me this 22ND day of December, 2000, by ZELLA L. FRAZIER. WITNESS MY HAND AND OFFICIAL SEAL OR THIS 22 DAY OF DECEMBER, 2000. STAMP. My commission expires December 31, 2002.



Jean M. Pope
Notary Public

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Jean M Pope 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: [Signature] Deputy/Asst