

DRAFTED BY: DAVID H. CAFFEY

Mail after recording to:  
GRANTEE

P.O. BOX 4011

Winston-Salem, NC 27105

Tax Block &amp; Lot: Lot 205 B1 1649

Parcel ID:

Mail future tax bills to:

Grantee

FORSYTH CO, NC 139 FEE: \$ 10.00 Do  
PRESENTED & RECORDED: 01/30/2001 2:46PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS not  
STATE OF NC REAL ESTATE EXT: \$ 10.00 write  
BK2152 P3256 - P3257 in  
this  
space  
RECORDING TIME

## FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of January, 2000, by and between

GRANTOR

WILLIAM C. NICHOLS AND WIFE,  
FRANCES W. NICHOLS

GRANTEE

G.L.G. CORPORATION, A NORTH CAROLINA  
CORPORATION

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, in consideration of (\$ 10.00 ) OVC, to them 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 DESCRIPTION EXHIBIT "A"

Property Address: 604 Voss Street, Winston-Salem, NC 27105

The above land was conveyed to Grantor by (see book number 2097 page 2494)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

William C. Nichols (seal)  
WILLIAM C. NICHOLS

Frances W. Nichols (seal)  
FRANCES W. NICHOLS

STATE OF NORTH CAROLINA - Forsyth County

I, Sharon H. Carter, a Notary Public of Randolph Forsyth County, NC, do hereby certify that WILLIAM C. NICHOLS & WIFE, FRANCES W. NICHOLS personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 29 day of January, 2000. My commission expires July 29, 2001. Sharon H. Carter Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Sharon H. Carter, a Notary Public of Randolph Forsyth County, NC, do hereby certify that personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 30th day of January, 2001. My commission expires 20. Sharon H. Carter Notary Public

The foregoing Certificate(s) of

Sharon H. Carter

is/are certified to be correct at the date of recordation shown

on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by:

[Signature]

Deputy/

## EXHIBIT "A"

BEGINNING at an iron in the southern line of Lot 127 as shown on the Map of MOTORVILE SECTION ONE as recorded in Plat Book 3, Page 82, Forsyth County Registry, said beginning point being South 88 degrees 51 min. 2 sec. East 115 feet from an iron in the eastern right of way line of Voss Street and marking the southwestern corner of said Lot 127 (also being the northwest corner of the above Tract 1 as described in Deed Book 2048, page 3311); FROM SAID BEGINNING POINT thence continuing with the southern line of said Lot 127 South 88 degrees 51 min. 2 sec East 95 feet to a new iron; thence on a new line South 0 degrees 02 minutes 33 seconds West 98.09 feet to a new iron in the northern line of Lot 124 of said Subdivision; thence continuing with said northern line of said Lot 124 North 88 degrees 27 min. 46 sec. West (passing an iron at 10 feet) for a total distance of 95.03 feet to a new iron the southeastern corner of above Tract 1; continuing with the eastern line of said Tract 1, North 0 degrees 03 min. 7 sec. East 97.44 feet to the point and place of BEGINNING, containing 9,286 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

TOGETHER WITH AND SUBJECT TO a 25 foot access easement recorded in Deed Book 2097, page 2494.