

FORSYTH CO, NC **144** FEE: \$ 10.00  
 PRESENTED & RECORDED: 04/17/2001 12:39PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
 STATE OF NC REAL ESTATE EXT: \$ **264.00**  
 BK2167 P3453 - P3454 *on*

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantees, 1831 Academy Street, Winston-Salem, N. C. 27103

PROPERTY ADDRESS: 1831 Academy Street, Winston-Salem, NC 27103

BLOCK: 1052 LOT: 106

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 10<sup>th</sup> day of April, 2001 by and between

### GRANTOR

KENT L. GIFFIN and wife,  
LINNEA J. PATRICK

### GRANTEE

WILLIAM W. COOPER and  
wife, AMANDA C. COOPER

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 One Hundred and No/100 (\$100.00 & OVC) 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 situated in Forsyth County, North Carolina and more particularly described as follows:


BEGINNING at an iron stake in the northern right-of-way line of Academy Street, said iron stake marking the southwest corner of Tax Lot 107, Block 1052 as described in Deed Book 1362, Page 469; thence from said **beginning point** and with the northern right-of-way line of Academy Street South 84° 00' West 55.90 feet to an iron stake; thence North 2° 09' West 236.94 feet to an iron stake; thence North 85° 50' East 55.44 feet to an iron stake in the west line of Tax Lot 107; thence with the western line of said Tax Lot 107 South 2° 14' East 235.15 feet to an iron stake, the point and place of **BEGINNING**, and being the identical property described in deed recorded in Book 1812 at Page 1817, Forsyth County Registry.

This conveyance is made subject to taxes for the year 2001.

**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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and adopted the printed word [SEAL] as his own seal.

  
 \_\_\_\_\_ [SEAL]  
 KENT L. GIFFIN

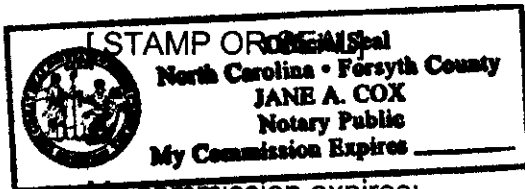
  
 \_\_\_\_\_ [SEAL]  
 LINNEA J. PATRICK

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STATE OF NORTH CAROLINA- Forsyth County

I, JANE A COX, a Notary Public in and for said county and state, do hereby certify that Kent L. Giffin and wife, Linnea J. Patrick personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

**WITNESS** my hand and notarial stamp or seal, this the 16<sup>th</sup> day of April, 2001.



My commission expires:  
6-22-2005

  
 \_\_\_\_\_  
 NOTARY PUBLIC

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STATE OF NORTH CAROLINA-Forsyth County

The foregoing certificate(s) of Jane A. Cox  
 is (are) certified to be correct.

This the 17 day of April, 2001.

DICKIE C. WOOD, REGISTER OF DEEDS FORSYTH COUNTY

BY:   
 \_\_\_\_\_  
 Deputy Assistant

DICKIE C. WOOD, REGISTER OF DEEDS