

FORSYTH CO, NC 284 FEE: \$ 12.00
PRESENTED & RECORDED: 06/08/2001 4:40PM
DICKIE C. WOOD REGISTER OF DEEDS BY: FOINDE
NO TAXABLE CONSIDERATION
BK2179 P3447 - P3449



Originals to: Alan Bennett

No Taxable Consideration

Excise Tax

Recording Time, Book and Page

Tax Lot No. 210 and 212, Block 3852 Parcel Identifier No.

Verified by County on the day of by

Mail after recording to Thomas and Bennett (Box 20)

This instrument was prepared by N. Alan Bennett (Attorney File#: 2001-429TB.B)

Brief description for the Index Three Tracts Along Mill Drive, Winston-Salem

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of June, 2001, by and between

GRANTOR

GRANTEE

GLORIA L. KEY (Widow)

GLORIA L. KEY (Widow)

MAILING ADDRESS: 1015 Mill Drive
Winston-Salem, NC 27127

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, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A which is incorporated herein by reference.

The purpose of this Deed is to divide the property described herein into three separate tracts for zoning and tax purposes.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 827, Page 145 and Deed Book 849, Page 26

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:

Subject to easements, restrictions and rights of way 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

Gloria L. Key (SEAL)
Gloria L. Key (Widow)
..... (SEAL)
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
Rockingham
Gloria L. Key (Widow) Grantor,



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *7th* day of *June*, 2001
My commission expires: *6/6/2003* *Michelle Hilton* Notary Public

SEAL-STAMP NORTH CAROLINA, County.

Use Black Ink

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 *Michelle Hilton*

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 FORSYTH COUNTY
By *Dickie C. Wood* Deputy/Assistant - Register of Deeds

EXHIBIT A

Re: Gloria L. Key
Three Tracts along Mill Drive, Winston-Salem

Property Description:

Tract 1:

BEGINNING at an existing iron stake along the northern right of way line of Mill Drive, said iron stake marking the southwest corner of the within described property and the southeast corner of the Thomas M. Shirley property (Deed Book 1001, Page 875, Forsyth County Registry); thence North 01° 58' 50" East 199.92 feet to an existing iron stake marking the northwest corner of the within described property; thence South 88° 01' 20" East 85.00 feet to an iron stake marking the northeast corner of the within described property; thence South 01° 58' 50" West 199.85 feet to an iron stake along the north right of way line of Mill Drive and also marking the southeast corner of the within described property; thence along the north right of way line of Mill Drive North 88° 04' West 85.00 feet to an iron stake marking the point and place of BEGINNING and containing 16,990 square feet, more or less. This description is in accordance with a survey prepared by Michael E. Gizinski, PLS dated August 16, 2000 (revised August 23, 2000).

The above described property is part of the property described in Deed Book 849, Page 26, Forsyth County Registry, and is also known and designated as the western portion of Tax Lot 210, Block 3852 on the Forsyth County Tax Maps.

Tract 2:

BEGINNING at an iron stake along the northern right of way line of Mill Drive, said iron stake marking the southwest corner of the within described property and the southeast corner of Tract 1 above and lies South 88° 04' East 85.00 feet from the point and place of BEGINNING of Tract 1 above; thence from said beginning point North 01° 58' 50" East 199.85 feet to an iron stake marking the northwest corner of the within described property and the northeast corner of Tract 1 above; thence South 88° 01' 20" East 95.00 feet to an iron stake; thence South 00° 32' 50" West 199.84 feet to an iron stake along the northern right of way line of Mill Drive and marking the southeast corner of the within described property; thence along the northern right of way line of Mill Drive North 88° 04' West 100.00 feet to an iron stake marking the point and place of BEGINNING and containing 19,482 square feet, more or less. This description is in accordance with a survey prepared by Michael E. Gizinski, PLS dated August 16, 2000 (revised August 23, 2000).

The above described property is part of the property described in Deed Book 827, Page 145 and Deed Book 849, Page 26, Forsyth County Registry, and is also known and designated as the eastern portion of Tax Lot 210 and the western portion of Tax Lot 212 in Block 3852 on the Forsyth County Tax Maps.

Tract 3:

BEGINNING at an iron stake along the northern right of way line of Mill Drive, said iron stake marking the southeast corner of Tract 2 above; thence from said beginning point North 00° 32' 50" East 199.84 feet to an iron stake marking the northwest corner of the within described property and the northeast corner of Tract 2 above; thence South 88° 01' 20" East 20.38 feet to an iron stake; thence South 02° 53' West 11.01 feet to an iron stake; thence South 89° 41' 40" East 16.99 feet to an iron stake; thence South 88° 33' 30" East 90.01 feet to an iron stake marking the northeast corner of the within described property; thence South 02° 09' 20" West 190.00 feet to an iron stake marking the southeast corner of the within described property and also being along the northern right of way line of Mill Drive; thence along the northern right of way line of Mill Drive North 88° 04' West 121.20 feet to an iron stake marking the point and place of BEGINNING and containing 23,681 square feet, more or less. This description is in accordance with a survey prepared by Michael E. Gizinski, PLS dated August 16, 2000 (revised August 23, 2000).

The above described property is part of the property described in Deed Book 849, Page 26, Forsyth County Registry, and is also known and designated as the eastern portion of Tax Lot 212, Block 3852 on the Forsyth County Tax Maps.

MINOR SUBDIVISION
APPROVAL
Director, City-County
Planning Board
6.8.01

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