

DRAFTED BY: Robert W. Porter
Mail after recording to:
Grantee:
2651 Spicewood Drive
Winston-Salem, NC 27106

Tax Block & Lot: Block 4634, Part of Lot 6B and 7P
Parcel ID:
Mail future tax bills to:
Grantee:
2651 Spicewood Drive
Winston-Salem, NC 27106

FORSYTH COUNTY, NC 248
FEE: \$ 12.00
PRESENTED & RECORDED: 06/25/2001 3:28PM
BICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXT: \$ 257.00
BK 2182 P 4635 - P 4637
RECORDING TIME
ppm

Do
not
write
in
this
space

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of June, 19 2001, by and between

GRANTOR

Rebecca M. Shepherd (Individually) and
Executrix of the Estate of Loraine C.
McKaughn and husband, James E. Shepherd,
Jr. and Kenneth C. McKaughn and wife,
Lynn McKaughn

GRANTEE

Joseph J. Sangallo, Jr. and wife,
Dorothy R. Sangallo

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 & o.v.c.) Ten dollars and other 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 in Forsyth County, North Carolina Vienna Township, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Property Address: 2651 Spicewood Drive, Winston-Salem, NC 27106

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

easements, restrictions and rights of record, if any and 2001

ad valorem taxes which are to be paid by Grantor.

IN WITNESS WHEREOF the Grantor has 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.

Rebecca M. Shepherd (seal)
Rebecca M. Shepherd (Individually) and (seal)
as Executrix of the Estate of (seal)
Loraine C. McKaughn (seal)
James E. Shepherd, Jr (seal)

(seal)

[Signature] (seal)
Loraine C. McKaughn (seal)
Lynn McKaughn (seal)

(seal)

(seal)

Corporate Name

ATTEST:

By: _____ President _____ Secretary _____ Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby 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 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 notarial seal this the _____ day of _____, 19____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, Mary Sue Hatley, a Notary Public of Forsyth County, NC, do hereby certify that Rebecca M. Shepherd (Individually) and as Executrix of the Estate of Loraine C. McKaughn and husband, James E. Shepherd, Jr. personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25th day of June, 2001. My commission expires Dec. 18 2005. Mary Sue Hatley Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
MARY SUE HATLEY
My Commission Expires 12/18/05

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, Mary Sue Hatley, a Notary Public of Forsyth County, NC, do hereby certify that Loraine C. McKaughn + Lynn McKaughn personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25 day of June, 2005. My commission expires Dec. 18 2005. Mary Sue Hatley Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
MARY SUE HATLEY
My Commission Expires 12/18/05

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of 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 _____ day of _____, 19____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of 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 _____ day of _____, 19____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Mary Sue Hatley is/are certified to be correct at the date of recordation shown

Exhibit "A"

Beginning at an iron stake marking the northwestern corner of Sangallo, Deed Book 2033, page 1042, Forsyth County Registry, and the eastern right of way line of Spicewood Drive and running thence with the eastern right of way line of Spicewood Drive North 27 degrees 39 minutes 07 seconds West 258.34 feet to an iron stake marking a new corner of McKaughn, Deed Book 2033, page 1053, Forsyth County Registry, running thence with the southern line of McKaughn and falling in with the southern line of Cruz South 85 degrees 56 minutes 05 seconds East 628.78 feet to an iron stake in the western line of Himes, Deed Book 1944, page 2629, Forsyth County Registry, running thence with Himes western line South 05 degrees 04 minutes 44 seconds West 174.79 feet to an iron stake marking the northeastern corner of Sangallo, running thence with Sangallo's northern line South 88 degrees 37 minutes 40 seconds West 420.42 feet to an iron stake and South 89 degrees 55 minutes 59 seconds West 71.52 feet to the point and place of beginning, containing 2.58 acres, more or less, according to a survey entitled Loraine C. McKaughn dated March 13, 2001 prepared by Phillip R. Ball, RLS, bearing Job No. LS 2492. Also being known and designated as Tax Block 4634, Part of Lot 6B & 7P, Vienna Township, Forsyth County Tax Records. For further reference, see Deed Book 2033, page 1053, Forsyth County Registry.