

FORSYTH CO, NC 283 FEE: \$ 10.00  
 PRESENTED & RECORDED: 06/29/2001 2:27PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON

STATE OF NC REAL ESTATE EXTX: \$ 568.00  
 BK2184 P2004 - P2005

*BPM*

NO TITLE SEARCH REQUESTED  
 OR PERFORMED.

Excise Tax

Recording Time, Book and Page

Tax Lot No. 13 Parcel Identifier No. ....  
 Verified by ..... County on the ..... day of .....  
 by .....

Mail after recording to Grantee, 6835 Doublegate Drive, Clemmons, NC 27012

This instrument was prepared by Warren E. Kasper

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of June, 2001, by and between

GRANTOR

GRANTEE

G. EDWARD BAKER AND WIFE,  
 ALLISON A. BAKER

PERRY B. HILTON AND WIFE,  
 LAURA L. HILTON

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 Clemmons, Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot No. 13, as shown on a recorded plat entitled "DOUBLEGATE, SECTION 1", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 37, Page 77, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Deed Book 1940, Page 2665.....

A map showing the above described property is recorded in Plat Book ..... 37 ..... page ..... 77 .....

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, rights of way 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.

.....  
(Corporate Name)

By: .....

..... President

ATTEST:

..... Secretary (Corporate Seal)

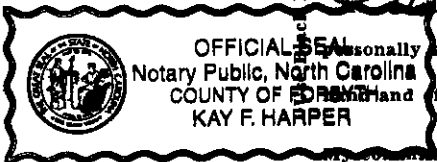
USE BLACK INK ONLY

*G. Edward Baker* (SEAL)  
G. EDWARD BAKER  
*Allison A. Baker* (SEAL)  
ALLISON A. BAKER  
..... (SEAL)  
..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that *G. Edward Baker* Grantor,  
*Allison A. Baker*



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *26th* day of *June*, *2001*.  
My commission expires: *3/8/2003* *Kay F. Harper* Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County.

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 *Kay F. Harper*

is/are certified to be correct and 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*

By *Dickie C. Wood* REGISTER OF DEEDS FOR *FORSYTH* COUNTY  
Deputy/Assistant - Register of Deeds