

FORSYTH CO, NC 225 FEE: \$ 10.00
 PRESENTED & RECORDED: 07/02/2001 2:49PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
 STATE OF NC REAL ESTATE EXT: \$ 980.00
 BK2185 P1073 - P1074

PREPARED BY: W. Kirk Sanders
 RETURN TO: Box 32
 326 N. Spring St., Winston-Salem, NC 27101

NORTH CAROLINA)
) GENERAL WARRANTY DEED
 FORSYTH COUNTY)

THIS DEED made this 2nd day of July 2001, by and between TED DAVID COX and wife, JANEL ANNE COX, (hereinafter referred to as "Grantors"), to JOHN BRICE O'BRIEN and wife, BETH MALLISON O'BRIEN, (hereinafter referred to as "Grantees").

The designation Grantors and Grantees 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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

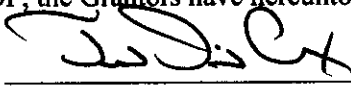
BEING KNOWN AND DESIGNATED as Lot No. 2, as shown on the Map of West Highlands, Section Two, Block 7, said Map being recorded in Plat Book 7, Page 134(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 241 Halcyon Ave., Winston-Salem, NC 27104
 Tax Block 1321, lot 002

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Easements and restrictions of record, and 2001 ad valorem taxes prorated to the date of closing.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal as of the day and year first above written.


 Ted David Cox

(SEAL)


 Janel Anne Cox

(SEAL)



STATE OF Minnesota County of Ramsey

I, Beryl A. Streff a Notary Public of Ramsey County, State of Minnesota aforesaid, certify that Ted David Cox and wife, Janel Anne Cox, each, personally appeared before me this day and acknowledge the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of June, 2001.



Beryl A. Streff
Notary Public

My Commission Expires:

1-31-05



STATE OF NORTH CAROLINA - County of Forsyth

The foregoing certificate of Beryl A. Streff is 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Dickie C. Wood

DICKIE C. WOOD, REGISTER OF DEEDS

