

FORSYTH CO, NC 197 FEE: \$ 12.00  
PRESENTED & RECORDED: 07/18/2001 3:39PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA  
STATE OF NC REAL ESTATE EXTX: \$ 224.00  
BK 2188 P1882 - P1884

Excise Tax \$ 224.00

Recording Time, Book and Page

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

Mail after recording to Grantee, 4847 Dippen Rd, Winston-Salem, NC 27105

This instrument was prepared by W. Hayes Foster

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17 day of July, 2001, by and between

GRANTOR

GRANTEE

Joyce Watkins, and Husband  
Steven B. Watkins

Kari Scales

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

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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.

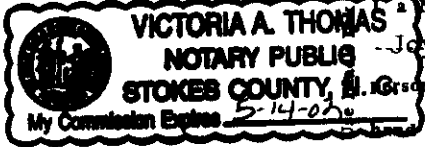
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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: Joyce Watkins (SEAL)
By: Steven B. Watkins (SEAL)
President
ATTEST:
Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Joyce Watkins and Steven B. Watkins Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17 day of July 2001
My commission expires: 5-14-02 Victoria A. Thomas 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 Victoria A. Thomas, NP

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 Karen Dada Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

BEGINNING at an iron stake in the east right-of-way line of Dippen Road, said iron stake being the northwest corner of Tax Lot 110 Block 3007 of the Forsyth County Tax Maps; running thence with the said right-of-way line, North 18-07-28 East 100.00 feet to an iron stake, a corner of Patricia M. Myers (see Book 1315 Page 1209, Forsyth County Registry); running thence with Myers' line the two following courses and distances: (1) South 86-46 East 206.95 feet to an iron; (2) South 18-07-28 West 100.0 feet to an iron; running thence North 86-46 West 206.95 feet to the point and place of BEGINNING. BEING in accordance with a survey dated March 26, 1991, by Daniel H. Donathan, Registered Land Surveyor, being Tax Lots 22H and 22K, Tax Block 3007, Forsyth County Tax Maps, as presently constituted. TOGETHER with improvements located thereon; said property being located at 4851 Dippen Road, Winston-Salem, North Carolina.