

FORSYTH CO, NC 121 FEE: \$ 8.00
PRESENTED & RECORDED: 08/22/2001 12:44PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLES P
NO TAXABLE CONSIDERATION

DRAFTED BY: GORDON W. JENKINS
ATTORNEY AT LAW (BOX 108)

RECORDING TIME BK2195 P1634 - P1634
P. Boles

NO TITLE SEARCH REQUESTED OR PERFORMED

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID .

Tax Block: 6295 Lot: 90; Part of 91 Parcel Identifier No.: _____

Property Address: 133 Windrush Road, Winston-Salem, NC 27106

Mail after recording to: Grantees, 133 Windrush Road, Winston-Salem, NC 27106

Mail future tax bills to: Grantees, 133 Windrush Road, Winston-Salem, NC 27106

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of August, 2001, by and between

GRANTOR

Samuel L. Shafer and Wife, Nancy R. Shafer

GRANTEE

Samuel L. Shafer and Wife, Nancy R. Shafer, as tenants in common and not as tenants by the entireties

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 & OVC) TEN DOLLARS AND OVC to them 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, Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 90 as shown on a Plat of Greenbrier Farm, Phase II, Section One, As Recorded in Plat Book 40, Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

BEGINNING at an existing iron pipe in the east right of way line of Windrush Road, said beginning point being the southwest corner of Lot 91 and the northwest corner of Lot 90 of Greenbrier Farm, Phase II - Section One as recorded in Plat Book 40, Page 96, Forsyth County Registry; thence from said beginning point with the north boundary line of Lot 90 of said plat North 62 degrees 46 minutes 30 seconds East 160.51 feet to an existing iron pipe, being the northeast corner of said Lot No. 90; thence with the east line of Lot No. 91 of said plat North 27 degrees 52 minutes 10 seconds West 4.97 feet to an existing iron rebar; thence on a new line South 61 degrees 00 minutes 05 seconds West 160.53 feet to the point and place of beginning and being all according to a survey by Richard P. Bennett dated March 19, 2001. Said property being a 0.009 acre tract, more or less, and being a triangular piece from the southern portion of Lot 91 of said Greenbrier Farm, Phase II - Section. One.

NO TAXABLE CONSIDERATION

The above land was conveyed to Grantor by Alan G. Fletcher and Wife, Debra L. Fletcher (See Deed Book 2073, Page 4477) and Westphalia Construction Company, Inc. (See Deed Book 2172, Page 237).

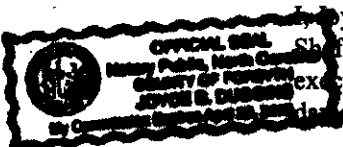
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Samuel L. Shafer (seal)
Samuel L. Shafer

Nancy R. Shafer (seal)
Nancy R. Shafer

STATE OF NORTH CAROLINA -Forsyth County



Joyce B. Duggins, a Notary Public of Forsyth County, NC, do hereby certify that Samuel L. Shafer and Wife, Nancy R. Shafer, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 21st day of August, 2001.

SEAL/STAMP My commission expires 4/22/2006.

Joyce B. Duggins Notary Public

The foregoing Certificate(s) of Joyce B. Duggins, N.P. is/are certified to be correct.

This the 21st day of August, 2001.

Dickie C. Wood, Register of Deeds for Forsyth County by:

Dickie C. Wood Deputy/Assistant