

FORSYTH CO, NC 239 FEE: \$ 8.00
 PRESENTED & RECORDED: 08/24/2001 2:35PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
 STATE OF NC REAL ESTATE EXT: \$ 132.00
 BK2195 P4150 - P4150

Excise Tax 132.00

Filing and Probate Fees \$ Paid
 Recording Time, Book and Page

Tax Block 1933, Lot 61 Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 2000.
 by _____

Mail after recording to: Peebles & Schramm (Box 69)

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 61, Pinecrest

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 22nd day of August, 2001, by and between

GRANTOR

GRANTEE

GREGORY BAUGH and wife,
 GRACE BAUGH

JAMIE PFEFFERKORN
 2538 Old Greensboro Road
 Winston-Salem, NC 27101

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

BEING KNOWN AND DESIGNATED as Lot(s) 61, as shown on the map of PINE CREST, which map is recorded in Plat Book 1, page 66(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.


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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

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

Gregory Baugh (SEAL)
 Gregory Baugh

Grace Baugh (SEA)
 Grace Baugh

SEAL-STAMP  ANDREA WHITTINGTON NOTARY PUBLIC DAVIE COUNTY, NC My Commission Expires 2-26-2005	NORTH CAROLINA - <u>Forsyth</u> COUNTY I, <u>Andrea Whittington</u> , a Notary Public of <u>Davie</u> County, North Carolina, certify that <u>Gregory Baugh and wife, Grace Baugh</u> personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>22nd</u> day of August, 2001. My Commission Expires: <u>2-26-2005</u> <u>Andrea Whittington</u> Notary Public
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SEAL-STAMP	NORTH CAROLINA - _____ COUNTY I, _____, a Notary Public of _____ County, North Carolina, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, August, 2001. My Commission Expires: _____ Notary Public
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The foregoing Certificate(s) of Andrea Whittington

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

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Dickie C. Wood Deputy/Assistant Register of Deeds