

FORSYTH CO, NC 225 FEE: \$ 12.00  
PRESENTED & RECORDED: 08/29/2001 3:16PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXTX: \$ 60.00

BK 2196 P 4621 - P 4623



Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....

Verified by ..... County on the ..... day of .....

by .....

*Original TO: Ron Short*

Mail after recording to ..... Short Box 93 .....

This instrument was prepared by ..... Ronald J. Short .....

Brief description for the Index Southern portion of Lot 269, Salem Plat

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of August, 2001, by and between

GRANTOR

Robert Craig Glesener (single)

GRANTEE

John Edward Fitzgerald (single)

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

See attached Exhibit A

**Grantor is conveying HIS ONE-HALF UNDIVIDED INTEREST TO THE GRANTEE**

The property hereinabove described was acquired by Grantor by instrument recorded in 2113, Page 650

A map showing the above described property is recorded in Plat Book 8 page 66

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)

By: President

ATTEST: Secretary (Corporate Seal)

Robert Craig Glesener (SEAL)

(SEAL)

(SEAL)

(SEAL)

USE BLACK INK ONLY

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, Notary Public of the County and State aforesaid, certify that Robert Craig Glesener Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of August, 2001.

My commission expires: 12-02-05 Notary Public

Ronald J. Sharp (Signature)

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

Use Black Ink

The foregoing Certificate(s) of Ronald J. Sharp

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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Deputy/Assistant - Register of Deeds

## EXHIBIT A

BEGINNING at an iron located in the western right-of-way of Spruce Street, also being located at the southeast corner of Lot 69 of the Plat of Salem recorded in Plat Book 8, Page 66(4); thence with the southern lot line of Lot 269 South 88° 7' 59" West 179.91 feet to an iron located at the southwest corner of Lot 269; thence with the west line of Lot 269 North 1° 23' 00" West 58 feet to a 3/4 inch iron pipe; thence cutting through Lot 269 North 88° 11' 34" East 95.79 feet to an iron; thence South 1° 23' 00" East 1.85 feet to an iron; thence North 88° 35' 17" East 84 feet to an iron located in the western right-of-way of Spruce Street and east line of Lot 269; thence with the right-of-way line of Spruce Street South 1° 30' 12" East 55.38 feet to the point and place of BEGINNING and being a southern portion of Lot 269 of the Plat of Salem, recorded in Plat Book 8, Page 66(4), Forsyth County, North Carolina Register of Deeds Office.

Subject to the following 20 foot wide driveway easement falling 10 feet on either side of the following center line described as follows:

Beginning at a point which is located North 01° 30' 12" West 10 feet from the southeast corner of Lot 269 and then North 88° 07' 59" West 151.97 feet to a point; thence North 59° 06' 27" West to a point; thence North 1° 23' 00" West to a point; the southern line of Short, Deed Book 2058, Page 544. Subject to the right of the owner of the property adjoining the west property line of Lot 269 of the Salem Plat to park cars on the portion of the easement which adjoins the West line of Lot 269 of the Salem Plat.