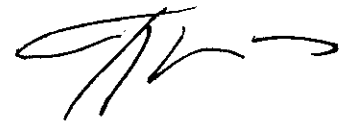


FORSYTH CO, NC 146 FEE: \$ 10.00
 PRESENTED & RECORDED: 09/14/2001 2:22PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 NO TAXABLE CONSIDERATION

BK2199 P3184 - P3185



Excise Tax \$ NTC

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to J. RANDALL FOWLER, 114 NORTH ELM STREET, SUITE 300, GREENSBORO, NC 27401

This instrument was prepared by J. RANDALL FOWLER

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made 8/15/01, by and between

GRANTOR

ALBERT J. FORTIN and wife, CAROLYN G. FORTIN

GRANTEE

ALBERT J. FORTIN and wife, CAROLYN G. FORTIN

Mailing Address
 3743 Crossland Rd
 Winston-Salem, NC 27106

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:

21

BEING ALL OF LOT ~~25~~ OF OLDTOWN HEIGHTS, SECTION NUMBER 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, AT PAGE 84, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

IN ADDITION TO THE ABOVE-REFERENCED TRACT IS A .03 ACRE TRACT WHOSE DESCRIPTION IS AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE WESTERN MARGIN LINE OF LOT 44 (PLAT BOOK 17, PAGE 84) THENCE FROM SAID POINT SOUTH 87 DEG. 14 MIN. 25 SEC. EAST 13.83 FEET TO AN EXISTING IRON PIPE; THENCE RUNNING SOUTH 05 DEG. 31 MIN. 00 SEC. WEST 199.79 FEET TO AN EXISTING IRON PIPE LOCATED IN THE EASTERN RIGHT OF WAY LINE OF CROSSLAND ROAD, RUNNING THENCE NORTH 09 DEG. 24 MIN. 05 SEC. WEST 200.91 FEET TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING .03 ACRES MORE OR LESS.

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

A map showing the above described property is recorded in , .

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:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD, IF ANY AND TO AD VALOREM TAXES FOR THE CURRENT YEAR.

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)

ALBERT J. FORTIN (SEAL)

By: _____

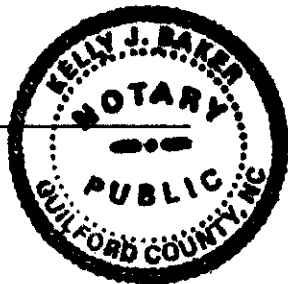
(SEAL)

President

ATTEST:

CAROLYN G. FORTIN (SEAL)

Secretary (Corporate Seal)



(SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that ALBERT J. FORTIN, CAROLYN G. FORTIN Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3/15/01.

My commission expires: 5/15/05 Kelly J. Baker Notary Public

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she 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 him/her as its Secretary. Witness my hand and official stamp or seal, this / / .

My commission expires: / / Notary Public

The foregoing Certificate(s) of Kelly J. Baker

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.