

DRAFTED BY: PHILIP E. SEARCY  
ATTORNEY AT LAW

## RECORDING TIME

FORSYTH CO, NC **201** FEE: \$ 8.00  
 PRESENTED & RECORDED: 10/25/2001 4:36PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE  
 STATE OF NC REAL ESTATE EXT: \$ 191.00  
 BK2207 P3330 - P3330

EXCISE TAX

PAID

PROBATE AND FILING FEE \$

Tax Block: 1035 Lot: 71 Parcel Identifier No.: \_\_\_\_\_  
 Property Address: 804 BRENT STREET, WINSTON-SALEM, NC 27103  
 Mail after recording to: GRANTEE AT: 804 BRENT STREET, WINSTON-SALEM, NC 27103  
 Mail future tax bills to: GRANTEE AT: 804 BRENT STREET, WINSTON-SALEM, NC 27103

# FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of OCTOBER, 20 01, by and between

## GRANTOR

DENNIS PAUL MAUK, JR., and wife  
 SANDRA LYNNE MAUK

## GRANTEE

STEPHANIE A. HUDSON, unmarried

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) TEN DOLLARS AND NO/100 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 their undivided interest in 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 Number 71, as shown on the Map of HIGHLAND PARK recorded in Plat Book 1 at Page 96 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Subject to Easements and Restrictions of record, if any, and 2001 Ad Valorem taxes to be prorated.

The above land was conveyed to Grantor by Darryl Lee Bandy, Jr. and wife Gina O. Bandy in Deed Book 2015 Page 2718 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.

Dennis Paul Mauk, Jr. (seal)  
 DENNIS PAUL MAUK, JR. (seal)

Sandra Lynne Mauk (seal)  
 SANDRA LYNNE MAUK (seal)

STATE OF NORTH CAROLINA FORSYTH COUNTY.  
 Notary Public, North Carolina  
 COUNTY OF SURRY, a Notary Public of SURRY County, NC,  
 DONNA S. DAVIS, do hereby certify that DENNIS PAUL MAUK, JR. and wife SANDRA LYNNE MAUK  
 My Commission Expires 10-23-05 personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand  
 and notarial seal this the 24th day of October, 20 01.  
 SEAL/STAMP My commission expires 10-23, 20 05 Donna S. Davis Notary Public

STATE OF NORTH CAROLINA - \_\_\_\_\_ County

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, NC,  
 do hereby certify that \_\_\_\_\_  
 personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand  
 and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

SEAL/STAMP

My commission expires \_\_\_\_\_, 20 \_\_\_\_ Notary Public

The foregoing Certificate(s) of Donna S. Davis, Notary is/are certified to be correct.

This the 25<sup>th</sup> day of October, 20 01

Register of Deeds for Forsyth County by: [Signature] Deputy/Assistant