

DRAFTED BY: Samuel M. Booth

RECORDING TIME:

FORSYTH CO, NC 177 FEE: \$ 10.00  
PRESENTED & RECORDED: 11/02/2001 3:10PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

*J. Bles*

STATE OF NC REAL ESTATE EXT: \$ 77.00  
BK 2209 P4725 - P4726 PAID  
PROBATE AND FILING FEE \$

Excise Tax: \$ 77.00

Tax Block(s):  Lot(s):  Parcel Identifier No.:

Property Address:  713 Sprague Street, Winston Salem, NC 27101

Mail after recording to:

Mail future tax bills to:

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of November, 2001, by and between:

GRANTOR

GRANTEE

TONY S. HAYES and wife  
SHEILA M. HAYES

WAYNE GREY JOHNSON

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in \_\_\_\_\_ Township, Forsyth County, North Carolina, more particularly described as follows:

Being Known and Designated as Lot 39 as shown on the plat of **BAHNSON PLACE**, as recorded in Plat Book 1 at Page 41 in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description.

The above land was conveyed to Grantor in Book \_\_\_\_\_, Page \_\_\_\_\_.

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, subject to the following exceptions:

- a) 2001 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or, if a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Tony S. Hayes (SEAL)  
TONY S. HAYES

Sheila M. Hayes (SEAL)  
SHEILA M. HAYES

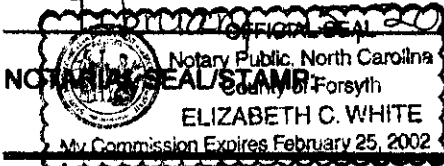
**INDIVIDUAL JURAT:**

NORTH CAROLINA - Forsyth COUNTY

I, a Notary Public of Forsyth County and State aforesaid, certify that **TONY S. HAYES and wife SHEILA M. HAYES**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of November, 2001.

My commission expires:

Elizabeth C. White  
Notary Public



The foregoing certificate(s) of Elizabeth C. White, NP

This the 2nd day of Nov, 2001. is/are certified to be correct.

FORSYTH, Register of Deeds for \_\_\_\_\_ County

By: Dickie C. Wood  
Deputy/Assistant

DICKIE C. WOOD, REGISTER OF DEEDS