

FORSYTH CO, NC FEE: \$ 17.00
PRESENTED & RECORDED: 03/14/2002 1:07PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON

STATE OF NC REAL ESTATE EXT: \$ 150.00
BK 2239 P 2851 - P 2852

AMC

Excise Tax \$150.00

Recording Time, Book and Page

Tax Lot No. 025B Parcel Identifier No. 1647 025B

Verified by _____ County on the _____ day of _____, 20____

Mail after recording to Grantee: 978 Motor Rd., Winston-Salem, NC 27105

This instrument was prepared by Charles F. Eakes

Brief Description for the index Part of 25 & 26 Motorville, Sec. 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of March, 2002 by and between

GRANTOR

GRANTEE

COOK'S PROPERTIES, LLC

SUPRENA R. BAXLEY, 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, 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, that certain lot or parcel of land situated in the City of Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2196 Page 1233.

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: **easements, restrictions and rights of way of record, if any, and 2001 ad valorem taxes which have been prorated to date of closing.**

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

COOK'S PROPERTIES, LLC

BY: *Wendy Kelly* (SEAL)
Dumalis

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Carolyn B. Madren, a Notary Public for the aforesaid County and State, do hereby certify that COOK'S PROPERTIES, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 14th day of March, 2002.

Carolyn B. Madren
Notary Public

My commission expires: 8/21/2002

The foregoing Certificate(s) of Carolyn B. Madren, N.P.

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 *P. Bolen*

DICKIE C. WOOD, REGISTER OF DEEDS

Deputy/Assistant-Register of Deeds.

EXHIBIT A

BEGINNING at an existing 1/2-inch iron pipe in the southern margin of the right-of-way of Motor Road, said iron pipe also being in the northeast corner of the property of the Winston-Salem/Forsyth County Board of Education (see Deed recorded in Book 555, Page 206, Forsyth County Registry), now or formerly; thence with the southern margin of the right-of-way of Motor Road, North 86 deg. 01 min. 46 sec. East 100.00 feet to a new 1/2-inch iron pipe in the northwest corner of the property of Monte E. Burns (see Deed recorded in Book 1626, Page 4351, Forsyth County Registry, also being the northwest corner of the property designated as Lot 24-A in Tax Block 1647 as shown on the Forsyth County Tax Maps, as presently constituted), now or formerly; thence with the western boundary line of the aforesaid Monte E. Burns property, South 03 deg. 38 min. 17 sec. East 220.00 feet to a new 1/2-inch iron pipe in the northeast corner of the property of George G. Shore (see Deed recorded in Book 852, Page 50, Forsyth County Registry), now or formerly; thence with the northern boundary line of the aforesaid George G. Shore property, South 86 deg. 01 min. 46 sec. West 100.00 feet to a new 1/2-inch iron pipe in the northwest corner of the said George G. Shore property; thence with the eastern boundary line of the aforesaid Winston-Salem/Forsyth County Board of Education property, North 03 deg. 38 min. 17 sec. West 220.00 feet TO THE POINT AND PLACE OF BEGINNING, containing approximately 0.50 acres as shown on unrecorded survey dated March 8, 2002, prepared by Joseph E. Franklin, R.L.S. (Job No. 18-271), reference to which is hereby made for a more particular description and which survey is incorporated herein by this reference; the said property being the northern portion of Lots 25 & 26 of Motorville, Section 1, recorded in Plat Book 3, Page 82 A, and being all of the property described in Deed recorded in Book 2196, Page 1233, Forsyth County Registry.