

101
 FORSYTH CO, NC FEE: \$ 17.00
 PRESENTED & RECORDED: 04/17/2002 11:58AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 GIFT DEED

BK2247 P1263 - P1264



MAIL AFTER RECORDING TO: GRANTEES, 2165 Independence Road, Winston-Salem, NC 27106
 THIS INSTRUMENT WAS PREPARED BY: GILBERT T. DAVIS, JR.

NORTH CAROLINA)
)
 FORSYTH COUNTY) **GIFT DEED (a one-half interest)**

THIS DEED made this 15 day of April, 2002, by and between Patsy L. Burkey (formerly Smith) and husband, Monte B. Burkey, GRANTOR; and Anthony C. Smith and wife, Amy S. Smith, GRANTEE.

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, the remainder one-half of our interest in that certain lot or parcel of land situated in the Forsyth County, North Carolina and more particularly described as follows:

Lying and being in Broadbay Township, Forsyth County, North Carolina, BEGINNING at an iron stake in the south line of Bugoyne Court 30 feet south at right angles from the center thereof; said stake being 565.4 feet eastwardly from the southeast corner of said court, and Leight Street; running thence along the south line of Burgoyne Court eastwardly 50 feet to a stake located at the beginning of the curve of a cul-de-sac at the end of Burgoyne Court; thence with the south line of said cul-de-sac southeastwardly 50 feet more or less to a stake in the southernmost portion of said cul-de-sac; thence South 08° 10' East 169 feet to an iron stake in the south line of Tract No. 2 of the J.J. Leight Property, said stake being 209 feet westwardly from the southeast corner of the said Tract NO. 2; thence with said south line, North 88° 51' West 122 feet to a stake; thence North 01° 09' East 187 feet to the BEGINNING; being Lot No. 9, on unrecorded map of Sprague Street Vista as surveyed and platted by William Osborne Doggett, August, 1961, and being part of the east portion of Tract No. 2 of the J.J. Leight Property as recorded in Plat Book 10, page 116, in the office of the Register of Deeds of Forsyth County, North Carolina.

Being in all respects the same property described in the deed from C.S. Elliott (widower) to Luther E. Elliott and wife, dated May 1, 1963.

This deed completes the transfer of all the property interests belonging to the Grantors.

Property address:

Tax Block 2594, Lot 009E Forsyth County Registry.

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 herein above described is subject to the following exceptions: None, except easements and restrictions of record.

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.

Patsy L. Burkey (SEAL)
Patsy L. Burkey (formerly Smith)

Monte B. Burkey (SEAL)
Monte B. Burkey

NORTH CAROLINA/FORSYTH COUNTY

I, a Notary Public of Davie County and State aforesaid, certify that Patsy L. Burkey (formerly smith) and husband, Monte B. Burkey, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of April, 2002.

My commission expires: 9/30/06
OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
KATHERINE Y. BREWER
My Commission Expires 9/30/2006

Katherine Y. Brewer
Public

The foregoing Certificate(s) of Katherine Y. Brewer 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: [Signature] Deputy/Assistant-Register of Forsyth County

DICKIE C. WOOD, REGISTER OF DEEDS