

DRAFTED BY: DAVID H. CAFFEY

Tax Block &amp; Lot: Lot 011B, Bl 2228

252

FORSYTH CO, NC FEE: \$ 17.00  
 PRESENTED & RECORDED: 06/20/2002 4:46PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
 NO TAXABLE CONSIDERATION

Do  
not  
write  
in  
this  
space

Mail after recording to:

GRANTEE

1131 Ada Ave.

Winston-Salem, NC 27105

Parcel ID:

Mail future tax bills to:

PAXTON G. PRIDDY

1131 Ada Ave.

Winston-Salem, NC 27105

RECORDING TIME

## FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20 day of June, 20 02, by and between

GRANTOR

GRANTEE

PAXTON G. PRIDDY

PAXTON G. PRIDDY AND ANGELA D. WARD

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 ) OVC to him 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 Forsyth County, North Carolina Winston Township, more particularly described as follows:

SEE ATTACHED DESCRIPTION EXHIBIT "A".

Property Address: 1131 Ada Ave. Winston-Salem, NC 27105

The above land was conveyed to Grantor by Tommy Triplett (see book number 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.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Paxton G. Priddy

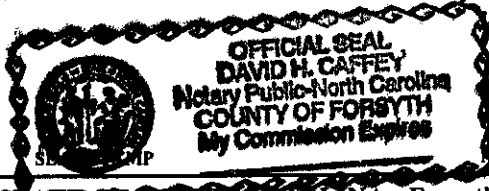
(seal)

(seal)

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(seal)

STATE OF NORTH CAROLINA - Forsyth County



David H. Caffey, a Notary Public of Forsyth County, NC, do hereby certify that Paxton G. Priddy personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 20 day of June, 20 02. My commission expires 3/9, 20 03. Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth 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 \_\_\_\_\_. My commission expires \_\_\_\_\_, 20 \_\_\_\_\_. Notary Public

SEAL/STAMP

The foregoing Certificate(s) of David H. Caffey is/are certified to be correct at the date of recordation shown

on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: \_\_\_\_\_ Deputy/Asst.

## EXHIBIT "A"

Beginning at an iron stake in the north line of 40 foot Ada Avenue, at the southeast corner of lot 85 on the map of A.T. Cox, recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 9 at Page 117; running thence with said north line South 87 degrees 30' East 75 feet to an iron stake a new corner; thence across lots 1 and 2 on said recorded map North 00 degrees 51' East 171.34 feet to an iron stake, another new corner, in the north line of said lot 1; thence with said north line of lot 1, North 87 degrees 46' West 70 feet to an iron stake at the northeast corner of said lot 85; thence with the east line of said lot 85, South 02 degrees 30' West 171.02 feet to the point and place of beginning, being a lot 75 feet in front and 70 feet in the rear and being the west end of said lots 1 and 2 as shown on the said recorded map to which map reference is hereby made for a more particular and definite description.