

FORSYTH CO, NC 5 FEE: \$ 20.00  
PRESENTED & RECORDED: 06/21/2002 08:52AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA  
STATE OF NC REAL ESTATE EXTX: \$ 220.00  
BK 2261 P 20 - P 22

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of .....  
by .....

Mail after recording to Grantee .....

This instrument was prepared by Matthew H. Bryant, No title search requested or performed.

Brief description for the Index LT 1523 West First Street,

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ..... day of ....., ....., by and between

**GRANTOR**  
Charles L. Haywood and wife, Pauline F.  
Haywood

**GRANTEE**  
James F. Ramsey and wife, Carlene W. Ramsey  
1523 West First Street  
Winston-Salem, NC 27040

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See attached Exhibit A which is incorporated by reference as if fully set forth herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1696, page 4382, Forsyth.....  
County Registry.....

A map showing the above described property is recorded in Plat Book ..... 2 ..... page ..... 46A.....

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:

Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2001 and subsequent years.

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.

.....  
(Corporate Name)

By: .....

.....  
President

ATTEST: .....

.....  
Secretary (Corporate Seal)

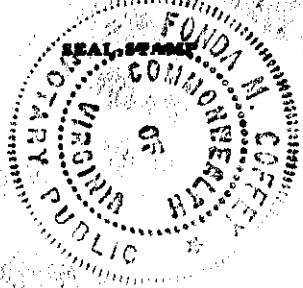
USE BLACK INK ONLY

*Charles L. Haywood* ..... (SEAL)  
Charles L. Haywood

*Pauline F. Haywood* ..... (SEAL)  
Pauline F. Haywood

..... (SEAL)

..... (SEAL)



~~NORTH CAROLINA~~ VIRGINIA, Rockbridge County, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Charles L. Haywood  
Pauline F. Haywood Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 8th day of May 2002.

My commission expires: June 30, 2005 Fonda M Coffey Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that .....  
personally came before me this day and acknowledged that ..... he is ..... Secretary of  
..... a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its .....  
President, sealed with its corporate seal and attested by ..... as its ..... Secretary.  
Witness my hand and official stamp or seal, this ..... day of .....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of Fonda M Coffey

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.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By *[Signature]* Deputy/Assistant - Register of Deeds

**Exhibit A**

**BEGINNING** at a stake on the North side of First Street, formerly Shallowford Road, at the Southwest corner of Lot No. 14; running thence North  $1^{\circ} 45'$  East 105 feet to a stake; thence North  $12^{\circ} 30'$  West 127.6 feet to an iron stake in a 15 foot alley; thence South  $53^{\circ} 45'$  West 43 feet to a stake, the Northeast corner of Lot No. 16; thence Southwardly along the East line of Lot No. 16, 179.2 feet to a stake in First Street, the Southeast corner of Lot No. 16; thence Southwardly 87 feet to a stake, the Point and Place of **BEGINNING**. Being all of Lot No. 15 and a strip off the West side of Lot 14, Block 4, as shown on the map of West Highlands, Section I, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 46A, Block Book 3, page 13.