

Recording Data:

FORSYTH CO, NC

38

FEE: \$ 17.00

PRESENTED &amp; RECORDED: 06/21/2002 10:25AM

DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA

NO TAXABLE CONSIDERATION

BK 2261 P 170 - P 171

A

Tax Block: \_\_\_\_\_ Lot: 53, 54 & 55 Parcel Identifier No.: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mail After Recording to: 540 Friedburg Church Road, Winston-Salem, NC 27107Mail Future Tax Bills to: Above Address

Prepared by: Edward R. Green, Attorney, Box #38

Brief Description for the index:

Lots 53, 54 &amp; 55 of Masten Park

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 20 day of June, 2002, by and between:

GRANTOR(S)

FANNIE B. OATES  
(widow)

GRANTEE(S)

KATHY S. TEMPLETON

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 Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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, in all that certain lot or parcel of land lying and being in \_\_\_\_\_ Township, Forsyth County, North Carolina; and being more particularly described as follows:

Adjoining the property of W.R. Oats and lying on Gardener Street and Rankin Street and being east of the City of Winston-Salem, being known and designated as Lots Nos. 53, 54, and 55 of Masten Park. For further reference see map of Masten Park as recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 2, page 19.

Also see trustee's deed from W. Reade Johnson to E.H. Glass, recorded in the office of Register of Deeds of Forsyth County, in Book 423, page 302.

There is an iron stake erected at the four outer corners of the above described lots.

The above land was conveyed to Grantor by instrument recorded in Book 597 at Page 79.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances there unto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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 exception.

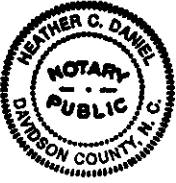
SUBJECT to all easements and restrictions of record, if any.

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

*Fannie B. Oates by Christine O. Moore her Attorney-in-Fact*

Fannie B. Oates, by Christine O. Moore, her Attorney-in-Fact

(SEAL - STAMP)



NORTH CAROLINA - County of Forsyth

I, Heather C Daniel, A Notary Public of Davidson County, North Carolina, do hereby certify that Christine O. Moore, attorney in fact for Fannie B. Oates, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Fannie B. Oates and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Book 1675, Page 1132 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Christine O. Moore acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Fannie B. Oates.

This the 20th day of June, 2002.

Heather C Daniel  
Notary Public

My Commission Expires: 7-18-04

The foregoing certificate of Heather C Daniel is/are hereby 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.

This the 21<sup>st</sup> day of June, 2002.

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

SR Pickle  
Deputy / Assistant