

DRAFTED BY: DAVID H. CAFFEY

Mail after recording to:

Tax Block &amp; Lot: BLOCK 1738, LOT 004

Parcel ID:

Mail future tax bills to:

GRANTEE:

GRANTEE:

219 S. Marshall Street

Winston Salem, NC 27101

FORSYTH CO, NC

194

FEE:\$ 17.00

PRESENTED &amp; RECORDED: 06/26/2002 3:19PM

DICKIE C. WOOD REGISTER OF DEEDS BY:BOLESP

STATE OF NC REAL ESTATE EXT:\$

48.00

BK2262 P1140 - P1141

RECORDING TIME

Do  
not  
write  
in  
this  
space

## FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of JUNE, 20 02, by and between

GRANTOR

JERRY W. STOKER and wife,  
JO ANN L. STOKER

GRANTEE

TOMMY. L. TRIPLETT and wife,  
VICTORIA J. TRIPLETT

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 and ovc )TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS 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, all that certain lot or parcel of land in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

See EXHIBIT "A" which is attached hereto and incorporated herein by reference.

Property Address: 1777 E. SPRAGUE STREET, WINSTON SALEM, NC 27107

The above land was conveyed to Grantor by BOSTWICK (see book number 1249 page 1736)

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. Except for easements and restrictions of record, if any, and ad valorem taxes for 2002 which are to be prorated and paid by Grantee.

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

(seal)

JERRY W. STOKER

(seal)

JO ANN L. STOKER

(seal)

(seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Margaret L. Bennett, a Notary Public of Forsyth County, NC, do hereby certify that JERRY W. STOKER and wife, JO ANN L. STOKER personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 17th day of JUNE, 20 02. My commission expires January 5, 2006.

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 Margaret L. Bennett is/are certified to be correct as the date of recordation shown on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: \_\_\_\_\_

## EXHIBIT "A"

BEGINNING at an iron stake in the western right of way line of East Sprague Street, said point being W. E. Stoker and wife, Ella B. Stoker's southernmost corner; thence running with said right of way line South  $36^{\circ} 27'$  West 62.5 feet to an iron stake, Clara K. Zealy's southeast corner; thence with Zealy's line North  $47^{\circ} 35'$  West 150.09 feet to an iron stake; thence North  $35^{\circ} 18'$  East 46.69 feet to an iron stake in Stoker's line; thence with his line South  $53^{\circ} 37'$  East 150.21 feet to the point and place of Beginning.

Being the same property as that described in Deed Book 1019, page 602, Forsyth County Registry and also being known as Lot No. 4 in Tax Block 1738 as shown on the Forsyth County Tax Map.