

FORSYTH CO, NC 241 FEE: \$ 14.00
PRESENTED & RECORDED: 07/02/2002 4:20PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
STATE OF NC REAL ESTATE EXT: \$ 118.00
BK 2263 P 2915 - P 2915
J. Bles

Do not write above this line

Excise Tax: \$118.00	Tax Block 1169, Lot 2 & 103	Parcel ID:
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Mail after recording to: Peebles & Schramm, PC, (Box 69)

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index

Lot 2, including Alley, Map of Bon Air

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 28th day of June, 2002, by and between

GRANTOR	GRANTEE
CLARENCE L. MILLNER and wife, GLORIA MILLNER	CURTIS L. CANTY and wife, VALERIE P. CANTY <u>5525 Phillips Bridge Road</u> <u>Winston-Salem, NC 27104</u>

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 Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 2 in Block 18 on the Map of Bon Air as recorded in Plat Book 3, page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description. Also including the alley that adjoins Lot No. 2, Block 18 on the Map of Bon Air as recorded in Plat Book 3, page 25, Forsyth County Register of Deeds.

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: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

I IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Clarence L. Millner (SEAL) *Gloria Millner* (SEAL)
Clarence L. Millner Gloria Millner

SEAL-STAMP NORTH CAROLINA - FORSYTH COUNTY

I *Lisa Jean Price*, a Notary Public of *Forsyth* County, North Carolina, certify that Clarence L. Millner and wife, Gloria Millner personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of June, 2002.

My Commission Expires: November 9, 2005

LISA JEAN PRICE Notary Public
COUNTY OF FORSYTH
My Commission Expires November 9, 2005

The foregoing Certificate(s) of Lisa Jean Price, Notary 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