

FORSYTH CO, NC 279 FEE: \$ 20.00  
 PRESENTED & RECORDED: 07/29/2002 4:40PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
 STATE OF NC REAL ESTATE EXTX: \$ 860.00  
 BK2268 P3706 - P3708

*AW*

Prepared by: Leslie E. Browder, Womble Carlyle Sandridge & Rice, PLLC  
 One West Fourth Street, Winston-Salem, NC 27101

*Bx 165*

NORTH CAROLINA )  
 ) **GENERAL WARRANTY DEED**  
 FORSYTH COUNTY )

This Deed made this 10th day of July, 2002, by and between ELEANOR J. VANCE (Widow), hereinafter referred to as "Grantor", and DOUGLASS M. BAILEY and wife, CAROLYN L. BAILEY, whose mailing address is 235 Fairfax Drive, Winston-Salem, NC 27104, hereinafter referred to as "Grantee". 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 Township, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

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 easements, rights of way and restrictive covenants of record, and 2002 ad valorem taxes which have been prorated to the date of delivery of this deed of conveyance.**

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Eleanor J. Vance (Seal)  
Eleanor J. Vance (Widow)

STATE OF NORTH CAROLINA )  
COUNTY OF Forsyth )

I, Ronny D. Calloway, a Notary Public of the County and State aforesaid, certify that ELEANOR J. VANCE (Widow) personally appeared before me this day and acknowledged the execution of the foregoing instrument.

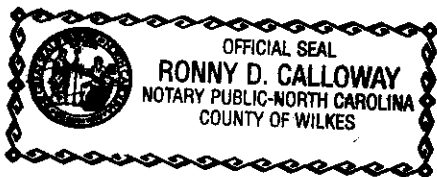
WITNESS my hand and notarial seal or stamp, this 10th day of July, 2002.

My Commission Expires:

4-6-2003

Ronny D. Calloway  
Notary Public

[Notarial Seal/Stamp]



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Ronny D. Calloway NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst

**EXHIBIT A**

BEGINNING at an iron stake in the northern right of way line of Fairfax Drive, said iron stake being the southwest corner of Lot No. 34, as set out upon the map of Country Club Estates recorded in Plat Book 4, at Pages 192 and 192 1/2 in the office of the Register of Deeds of Forsyth County, North Carolina; and running thence from said beginning iron stake; along the western boundary line of Lot No. 34 North 07° 30' 00" East 156.41 feet to an iron stake, said iron stake being the northwest corner of Lot No. 34; thence along the northern boundary line of Lot No. 34 South 75° 12' 22" East 169.97 feet to an iron stake, said iron stake being the northeast corner of Lot No. 34; thence along the northern boundary line of Lot No. 33 South 51° 28' 05" East 19.89 feet to an iron stake; thence South 25° 01' 37" West 176.06 feet to an iron stake in the northern right of way line of Fairfax Drive, said iron stake being the southeast corner of Lot No. 34; thence along the northern right of way line of Fairfax Drive, as it curves to the left, a chord course and distance of North 64° 24' 24" West 139.48 feet to the point and place of BEGINNING, same being Lot No. 34 and a triangular portion of Lot No. 33 as set out upon the map of Country Club Estates recorded in Plat Book 4 at Pages 192 and 192 1/2 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being that same property surveyed and platted by Daniel W. Donathan, R.L.S., on the 25<sup>th</sup> day of April, 1989.