

64
 FORSYTH CO, NC FEE: \$ 23.00
 PRESENTED & RECORDED: 08/22/2002 10:34AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBYA
 NO TAXABLE CONSIDERATION

BK2274 P1844 - P1847

Tax Block _____, Tax Lot _____
 Verified by _____ County on the _____ day of _____, 2001.
 by _____

Mail after recording to Grantee Box 360 Lynn Ave., Winston-Salem NC 27104
 This instrument was prepared by Hinshaw & Jacobs, Attys.
 Brief description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of August, 2002 / / , by and between

GRANTOR(S)	GRANTEE(S)
CYNTHIA E. TESSIEN, formerly known as CYNTHIA G. EVANS aka CYNTHIA E. ZISA and husband, WILLIAM T. TESSIEN	CYNTHIA EVANS TESSIEN and husband, WILLIAM THOMAS TESSIEN

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 _____, County of Forsyth, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1985
 Pages 2064.

A map showing the above described property is recorded in Plat Book ____ at Page(s) ____.

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:

Restrictions and easements of record, if any.

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.

Cynthia E. Tessien (SEAL)
 CYNTHIA E. TESSIEN

William T. Tessien (SEAL)
 WILLIAM T. TESSIEN

NORTH CAROLINA, Stokes County:
 I, Nicky D. Slate a Notary Public of County and
 State aforesaid, certify that Cynthia E. Tessien and William T. Tessien,
 Grantor(s), personally appeared before me this day and acknowledged the execution
 of the foregoing instrument. WITNESS my hand and official stamp or seal this
10 day of August 2002.



Nicky D. Slate
 Notary Public
 My commission expires: 6/9/2007

NORTH CAROLINA, _____ County:
I, _____ a Notary Public of County and
State aforesaid, certify that _____
, Grantor(s), personally appeared before me this day and acknowledged the
execution of the foregoing instrument. WITNESS my hand and official stamp
or seal this _____ day of _____ 2002.

SEAL - STAMP

Notary Public

My commission expires: _____

The foregoing Certificate(s) of _____
correct.

Vicky L. Slate, NP is/are certified to be

REGISTER OF DEEDS FOR Forsyth COUNTY

By _____

Deputy Assistant - Register of Deeds

Exhibit A

BEGINNING at an iron stake in the West line of Lynn Avenue, being the Southeast corner of Lot 72 as shown on the Revised Map of Country Club Estates recorded in Plat Book 4, Page 192 1/2 in the Office of Register of Deeds of Forsyth County, North Carolina; and running thence with the West line of Lynn Avenue, South 01 degrees 24 minutes West 144.94 feet to an iron stake; thence on a new line, North 87 degrees 36 minutes West 151.70 feet to an iron stake; thence South 02 degrees 24 minutes West 25 feet to an iron stake in the Northern line of Lot 70; thence with the Northern line of Lot 70, North 87 degrees 36 minutes West 53.80 feet to an iron stake; thence North 02 degrees 20 minutes East 169.87 feet to an iron stake, the Southwest corner of Lot 72; thence with the Southern line of Lot 72, South 88 degrees 36 minutes East 203.35 feet to the place of beginning and being Lot 71 and the major portion of Lot shown as "Reserved" as shown on the Revised Map of Country Club Estates recorded in Plat Book 4, Page 192 1/2 in the Office of Register of Deeds of Forsyth County, North Carolina.