

FORSYTH CO., NC 212 FEE: \$ 17.00
 PRESENTED & RECORDED: 09/20/2002 2:53PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXT: \$ 65.00

BK2281 P4521 - P4522

J. Bles

Prepared by: J. Tyrone Browder, Attorney, P.O.Box 550, King, NC 27021

GRANTEE'S ADDRESS: 484 Rickard Drive, Kernersville, NC 27285

NORTH CAROLINA

GUARDIAN'S DEED

FORSYTH COUNTY

This Deed, made and entered into this 19th day of September, 2002, by and between BRENDA W. WALKER and BARBARA CHAMBERS, General Guardians as hereinafter stated (Grantors); and JEFFREY R. PEOPLES of Forsyth County, North Carolina (Grantee), whose address is: 484 Rickard Drive, Kernersville, NC 27285

WITNESSETH:

That whereas, said Grantors were duly appointed by the Clerk of the Superior Court of Forsyth County, North Carolina, and are now acting as General Guardians of Raymer M. Walker and Pearlle A. Walker, incompetents; and whereas, the land hereinafter described is a part of the estate of said incompetents; and whereas, said Grantors as guardians as aforesaid, filed in said court a verified petition showing that the interest of their said wards would be materially promoted by the public auction of the lands hereinafter described; and whereas, said land was offered for sale at public auction where the Grantee became the last and highest bidder in the amount of \$32,500.00; and whereas, said matter remained open for 10 days and no advanced bid for said premises was filed with the court; and whereas, by an order entered on the 26th day of August, 2002, the clerk of said court confirmed said sale and directed said Grantors as guardians as aforesaid, to make, execute, and deliver to said Grantee a good and sufficient deed for the lands so sold upon the receipt by them of the purchase price; and whereas, said order was approved by the Resident Superior Court Judge of the 21st Judicial District; and whereas, said purchase price has been fully paid;

Now, therefore, said Grantors, acting as guardians as aforesaid, of Raymer M. Walker and Pearlle A. Walker, incompetents under authority of said order of court and in consideration of the said purchase price of Thirty-Two Thousand Five Hundred Dollars (\$32,500.00), to them in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents do grant, bargain, sell, and convey unto said Grantee and his heirs and assigns a certain tract or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot No. 38, as shown on the map of North Daisy Development, as recorded in Plat Book 3, Page 54A, 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.

The above-described property is subject to easements and restrictions of record, and 2002 ad valorem taxes prorated to closing.

To have and to hold said lands and premises, together with all privileges and appurtenances thereunto belonging, to him, the said Grantee and his heirs and assigns, in as full and ample a manner as said Grantors as guardians as aforesaid, are authorized and empowered to convey the same.

In Testimony Whereof, said Grantors, acting as guardians as aforesaid, have hereunto set their hands and seals the day and year first above written.

Brenda W. Walker (SEAL)
Brenda W. Walker, General Guardian

Barbara Chambers (SEAL)
Barbara Chambers, General Guardian

STATE OF NORTH CAROLINA

COUNTY OF STOKES

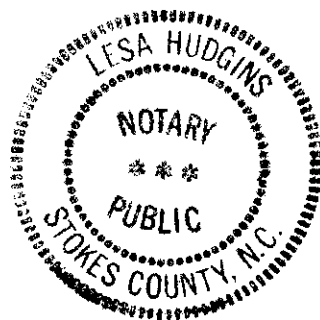
I, Lesa Hudgins, a Notary Public, do hereby certify that Brenda W. Walker, General Guardian and Barbara Chambers, General Guardian, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 19th day of September, 2002.

My Commission Expires:

3/26/2004

Lesa Hudgins
Notary Public



STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

Lesa Hudgins 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