

460
 FORSYTH CO, NC FEE: \$ 20.00
 PRESENTED & RECORDED: 12/23/2002 4:49PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
 STATE OF NC REAL ESTATE EXT: \$ 132.00
 BK2308 P3815 - P3817

APD

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee at address below

This instrument was prepared by: Gregory D. Henshaw

Brief description for the Index: _____

THIS DEED made this 23 day of December, 2002, by and between

GRANTOR

Henry A. Baynes, Widower

GRANTEE

Evan C. Thomson and wife,
 Kristin M. Thomson

4855 Germanton Road
Winston-Salem, NC 27105

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

See Exhibit "A" attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 739 page 52.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Henry A. Baynes (SEAL)
Henry A. Baynes

By: _____ (SEAL)
Title: _____

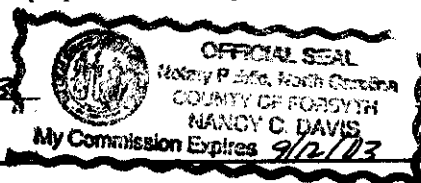
By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Henry A. Baynes, Widower personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of December, 2002

My Commission Expires: 9/12/03



Nancy C. Davis
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Nancy C. Davis, NP is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the _____
DICKENS WOOD, REGISTER OF DEEDS

By: _____ Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds

EXHIBIT A

BEING KNOWN as the western portion of that property described as "Tract No. 1" in that deed recorded in Book 739, Page 52, Forsyth County Registry (F.C.R.), and being further described in a metes and bounds description as follows:

BEGINNING at an iron pipe in the eastern right-of-way of Germanton Road, said point also being the northwest corner of the Bobby Ross McMannen, Jr. property (Deed Book 2048, Page 2496, F.C.R.), and running thence with the eastern right-of-way of Germanton Road North 9° 16' 10" East 76.36 feet to an iron pipe, the southwest corner of Belinda Teague (Deed Book 2129, Page 789, F.C.R.); thence running with the southern line of Teague South 83° 31' 40" East 402.99 feet to an iron pipe; thence running on a new line South 11° 19' 10" West 68.66 feet to an iron pipe; thence running with the northern line of McMannen North 84° 39' 00" West 400.99 feet to the point and place of BEGINNING, containing approximately 29,059 square feet (0.667 acres), as shown on a survey for Bobby Ross McMannen, Jr., drawn by William Franklin Tatum, P.L.S. dated November 26, 2002, Job No. S-21102.

MINOR SUBDIVISION

APPROVAL

Amy Roberts 12.12.02

Director, City-County Planning Board date