

FORSYTH CO, NC **282** FEE: \$ 29.00  
 PRESENTED & RECORDED: 01/13/2003 4:13PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP  
 NO TAXABLE CONSIDERATION

BK 2313 P1739 - P1744



Do not write above this line

|   |  |                   |
|---|--|-------------------|
| <b>DRAFTED BY:</b> Steven D. Smith  | <b>Tax Block-Lot:</b>  | <b>Parcel ID:</b> |
| <b>Mail after recording to:</b><br>SDS Investments, LLC<br>5140 Fleetwood Circle<br>Winston-Salem, NC 27106 | <b>Mail future tax bills to:</b> SDS Investments, LLC<br>5140 Fleetwood Circle, Winston-Salem, NC<br>27106 |                   |

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

THIS DEED made this 8 day of January, 2003, by and between

|                 |                      |
|-----------------|----------------------|
| <b>GRANTOR</b>  | <b>GRANTEE</b>       |
| STEVEN D. SMITH | SDS INVESTMENTS, LLC |

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, in consideration of (\$ 10.00 & o.v.c. ) ten dollars and other valuable consideration, Grantor 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 in Forsyth County, North Carolina, \_\_\_\_\_ Township, more particularly described as follows:

see attached description - Exhibit "A"

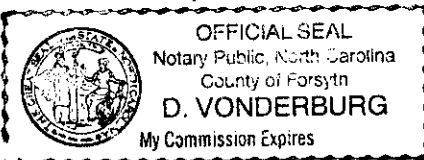
Property Address: \_\_\_\_\_  
 The above land was conveyed to Grantor by \_\_\_\_\_ (see book \_\_\_\_\_ page \_\_\_\_\_)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

[Signature] (seal) \_\_\_\_\_ (seal)  
STEVEN D. SMITH (seal) \_\_\_\_\_ (seal)  
\_\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
\_\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
\_\_\_\_\_ by: \_\_\_\_\_  
Corporate Name \_\_\_\_\_ President \_\_\_\_\_

Seal/Stamp \_\_\_\_\_ STATE OF NORTH CAROLINA - Forsyth County  
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC  
do hereby certify that \_\_\_\_\_ personally came before  
me this day and acknowledged that he is \_\_\_\_\_ President of \_\_\_\_\_  
\_\_\_\_\_ and acknowledged  
on behalf of the corporation, the due execution of the foregoing instrument.  
Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public



Seal/Stamp \_\_\_\_\_ STATE OF NORTH CAROLINA - Forsyth County  
I, D VONDERBURG, a Notary Public of Forsyth County, NC  
do hereby certify that STEVEN D. SMITH  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the 8 day of JANUARY, 2003  
My commission expires 7-5, 2003. [Signature] Notary Public

Seal/Stamp \_\_\_\_\_ STATE OF NORTH CAROLINA - Forsyth County  
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC  
do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

Seal/Stamp \_\_\_\_\_ STATE OF NORTH CAROLINA - Forsyth County  
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC  
do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of D. Vonderburg  
\_\_\_\_\_ is/are certified to be correct at the date of recordation shown on the first page thereof.

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

## Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 63, as shown on the map of CRAFTON HEIGHTS, as recorded in Plat Book 2, Page 36, Forsyth County Registry to which map reference is made for a more particular description.

Lying and being West of the City of Winston-Salem, North Carolina, in Vienna Township, and BEING KNOWN AND DESIGNATED as Lots Nos. thirty eight, thirty nine and forty on the Plat of Sunshine Development as recorded in Plat Book 4, Page 176 of the Office of the Register of Deeds of Forsyth County, reference to which is made for a more definite and complete description of said property.

LYING and being on the West side of Crafton Street; beginning at an iron stake, the Southeast corner of Lot #2; running thence Southwardly with Crafton Street 55 feet to an iron stake on an alley; thence Westwardly with the North line of said alley 136.25 feet to an iron stake, corner of Lot #4, 45 feet to an iron stake, corner of Lot #2; thence Eastwardly with the South line of Lot #2, 132.8 feet to the point of BEGINNING, said lot being known and designated as Lot #3 on the map of a subdivision of Lot A on the development of Crafton Heights, owned by P.O. Leak and S.W. Apperson, which map is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 2. See also Deed Book 150, Page 191 and Deed Book 793, Page 17.

BEING KNOWN AND DESIGNATED as Lot #2 on the map of a subdivision of Lot A on the development of Crafton Heights, owned by P.O. Leak and S.W. Apperson, which map is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 2. See also Deed Book 150, Page 191 and Deed Book 793, Page 17.

**BEING KNOWN AND DESIGNATED AS Lots no. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41 as recorded on the Map entitled ROYAL OAKS, as recorded in Plat Book 10, Page 57, Forsyth County Registry, reference to which is hereby made for a more particular description.**

BEGINNING at an iron stake in the Eastern margin of Methodist Drive (formerly Oak Grove Drive), said iron stake being located in the Northeast corner of the intersection of Methodist Drive and Conner Road (formerly White Oak Street) and running thence with the Eastern margin of Methodist Drive, North 21 Degrees 45' 55" East 99.97 feet to an iron stake located in the Northwest corner of Lot No. 45 as shown upon the map of Royal Oaks, a plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10 at Page 57; thence running South 66 Degrees 48' 05" East 105.00 feet to an existing iron pipe; thence running North 21 Degrees 49' 50" East 99.62 feet to an existing iron pipe; thence running South 67 Degrees 15' 25" East 75.04 feet to an existing iron pipe; thence running South 23 Degrees 15' 40" West 200.17 feet to an existing iron pipe, said pipe lying in the Northern right-of-way line of Conner Road; thence running along the Northern right-of-way line of Conner North 66 Degrees 47' West 174.88 feet to the point and place of BEGINNING.

The above-described property being known as the Eastern portions of Lot Nos. 46, 47, 48, & 49 and all of lots 42, 43, 44, & 45, as shown upon the map of Royal Oaks, a plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, at Page 57, and being the same property as is shown on the map entitled Property of Steven D. Smith and wife, Mary Anne Smith, as drawn by Larry L. Callahan, Registered Land Surveyor on July 12, 1988, and revised on August 12, 1988, to which map reference is hereby made for a more particular description.

RECORDER'S MEMO  
Record of Poor Quality Due  
to Condition of Original

Lying and being West of the City of Winston-Salem, North Carolina, in Vienna Township, and BEING KNOWN AND DESIGNATED as Lots Nos. thirty eight, thirty nine and forty on the Plat of Sunshine Development as recorded in Plat Book 4, Page 178 of the Office of the Register of Deeds of Forsyth County, reference to which is made for a more definite and complete description of said property.

\* BEGINNING at an iron stake in the south line of Lot No. 32 on the hereinafter mentioned map, said stake being distant 10 feet west from the original west property line of Walnut Avenue, west and from the southeast corner of said Lot No. 32; thence with the south line of said Lot No. 32, North  $60^{\circ} 13'$  West 164.61 feet, more or less, to an iron stake, the southwest corner of Lot No. 32 in the east right of way line of Duke Power Company; thence with the east right of way line of said Duke Power Company, South  $29^{\circ} 45'$  West 80 feet to an iron stake, northeast corner of Lot No. 35; thence with the north line of Lot no. 35, South  $60^{\circ} 13'$  East 165.21 feet to an iron stake in the north line of said Lot No. 35, said stake being distant 10 feet west from the original west property line of Walnut Avenue, west and from the southeast corner of Lot No. 34; thence along the new west property line of Walnut Avenue west North  $29^{\circ} 19'$  East 80 feet to an iron stake, the place of Beginning. The same being a part of Lots Nos. 33 and 34 on map of Walnut Hills Section No. 1, recorded in Plat Book 8, page 188(2), Forsyth County Registry, and being all of said lots except a 10 foot strip along the eastern portion of said lots which have been dedicated to the widening of Walnut Avenue west.

RECORDER'S MEMO  
Record of Poor Quality Due  
to Condition of Original

ALL of Lot 43 of MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, except that property recorded in Deed Book 1864, Page 3608, Forsyth County Registry as described as follows:

BEGINNING AT A POINT said point being the southeastern corner of Lot 45 as shown on the Map of MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, said point also lying in the western right-of-way line of Folkstone Court; thence running with said right-of-way line of Folkstone Court, S  $07^{\circ} 28' 51''$  W 47.25 feet; thence running on an arc to the right S  $41^{\circ} 28' 07''$  W a chord distance of 27.95 feet to a point; thence running on an arc to the left S  $08^{\circ} 18' 08''$  E 84.35 chord feet to a point; thence leaving said right-of-way and heading S  $02^{\circ} 01' 17''$  E 140.75 feet to point; thence running N  $82^{\circ} 08' 17''$  W 145.14 feet to a point; thence heading along a common line with John William Minceps, as described in Deed Book 902, Page 92, Forsyth County Registry, N  $12^{\circ} 43' 02''$  W 333.82 feet to a point, said point being the southwestern corner of Lot 45 as shown on the Map entitled MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, Forsyth County Registry; thence running S  $82^{\circ} 33' 08''$  E, 247.93 feet to the Point and Place of BEGINNING, and containing all of Lot 44 and the majority of Lot 43 as shown on the Map entitled MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, Forsyth County Registry.

Exempted from this property is a 25-foot strip which is taken from the easternmost line of Lot 43 as recorded in Map entitled MILLBROOK, Section Two, as recorded in Plat Book 31, Page 164, Forsyth County Registry.

BEGINNING at a point, said point being the Northeastern corner of Lot 91 as shown on the plat entitled Whispering Winds, Section One as recorded in Plat Book 25, page 115 in the Forsyth County Registry; thence running North 4 degrees 28 minutes 40 seconds East 60 feet to a point, said point lying in the Southeastern corner of the property now or formerly owned by Sally Winfrey; thence running along Sally Winfrey's southern line and also the northern right-of-way line of Dust Devil Drive North 85 degrees 31 minutes 20 seconds West 200 feet to a point; thence running South 4 degrees 28 minutes 40 seconds West 60 feet to a point, said point being the Northwestern corner of Lot 91 as shown on the plat entitled Whispering Winds Section One as recorded in Plat Book 25, page 115; thence running South 85 degrees 31 minutes 20 seconds East 200 feet to the point and place of BEGINNING and being that portion previously shown as the Eastern portion of Dust Devil Drive which lies just North of Lot 91 as shown on the Map of Whispering Winds, Section One as recorded in Plat Book 25, page 115 to which map reference is made and referred to and incorporated herein by reference.

BEGINNING at a point, said point being the Northeastern corner of Lot 78 as shown on the plat entitled Whispering Winds Section Two as recorded in Plat Book 25, page 145; thence running North 85 degrees 31 minutes 20 seconds West 200 feet to a point; thence running North 4 degrees 28 minutes 40 seconds West 60 feet to a point, said point being the Southwestern corner of Lot 79 as shown on the map entitled Whispering Winds Section Two as recorded in Plat Book 25, page 145; thence running along the Southern line of Lot 79 South 85 degrees 31 minutes 20 seconds East 200 feet to a point; thence running South 4 degrees 28 minutes 40 seconds West 60 feet to the point and place of BEGINNING and being that portion previously shown as the Eastern Section of Still Meadows Lane lying just North of Lot 78 as shown on the map entitled Whispering Winds Section Two as recorded in Plat Book 25, page 145 which map reference is made and referred to and incorporated herein by reference.

BEING KNOWN AND DESIGNATED as Lots 47 and 50 as shown on Map of Whispering Winds, Section 2, recorded in Plat Book 25, at page 45 in the office of the register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.