

FORSYTH CO, NC 279 FEE:\$ 17.00
 PRESENTED & RECORDED: 01/30/2003 4:30PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXT:\$ 50.00
 BK2318 P1688 - P1689



Drafted By: D.Barrett Burge
Mail To: GRANTEE@2021 Dellabrook Rd, W-S, NC 27105

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

DEED

THIS DEED, made and entered into this 31st day of January, 2003, by and between **CALVIN FLUITT and wife, LENORA C. FLUITT**, hereinafter called "Grantors", and **MILTON L. BAKER, married**, hereinafter called "Grantee".

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to them in hand paid, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey, unto the Grantee, his successors and assigns, all that certain lot or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an iron stake on the south side of Mickey Mill Road, 150 feet east of the northeast corner of Lot No. 4, E.G. Shugart's corner, and running thence southwardly along E.G. Shugart's east line 282 feet more or less in the north line of Lot No. 10; thence eastwardly with the north line of Lot No. 10, 50 feet to an iron stake; thence northwardly 290 feet more or less to an iron stake in the south margin of Mickey Mill Road; thence westwardly with said road 52 feet to the place of beginning and being the eastern part of Lot No. 2 as shown on the plat of "Shady Mount" recorded in Register of Deeds of Forsyth County in Plat Book 3, page 24A (2).

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his successors and assigns, in fee simple, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under them.

And the Grantors covenant with the Grantee, that Grantors are 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 Grantors 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: conditions, easements and restrictions of record, if any, and 2003 property taxes which will be prorated for the current tax year.

The designation "Grantors" 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.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed in their names, the day and year first above written.

Calvin Fluitt (SEAL)
Calvin Fluitt

Lenora C. Fluitt (SEAL)
Lenora C. Fluitt

North Carolina-- Forsyth County

I, Laurie A. Lonergan, a Notary Public for said County and State, do hereby certify that Calvin Fluitt and wife, Lenora C. Fluitt, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 30th day of January, 2003.

Laurie A. Lonergan
Notary Public

My commission expires:

3.19.2003

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
LAURIE A. LONERGAN

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Laurie A. Lonergan 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)