

FORSYTH CO., NC 306 FEE: \$ 14.00
 PRESENTED & RECORDED: 02/12/2003 3:40PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXTX: \$ 42.00
 BK2321 P5609 - P5609

Tax Lot

Mail After Recording to: 2435 Lake Forest Drive, Winston-Salem, NC 27106

Send Tax Bills to: Grantee - same address

Prepared by: William L. Nelson

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 12th day of February 2003 by and between:

GRANTOR NICHOLS LAND CO., LLC	GRANTEE CAROLYN C. SHELTON, unmarried
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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 Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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 that certain lot or parcel of land lying and being in Winston Township, Forsyth County, North Carolina; and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 48 as shown on the Map of City View as recorded in Plat Book 1 at page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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 exception.

SUBJECT to all easements, rights of way and restrictions of record, if any, and taxes for the year 2003, which have been prorated to date of closing.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

NICHOLS LAND CO., LLC

By: James A. Nichols (SEAL)
 Title

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, Georgie C. Wood, a Notary Public in and for the above county and state do hereby certify that JAMES A. NICHOLS, Manager/Partner of Nichols Land Co., LLC, Grantor, by authority duly given, personally appeared before me this day and acknowledged the due execution of the foregoing Deed

Witness my hand and official seal, this 12 day of February, 2003.

My Commission Expires: 10-26-04 Georgie C. Wood Notary Public



STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Georgie C. Wood Notary Public of Forsyth County, North Carolina is certified to be correct. This the 12 day of February 2003.

DICKIE C. WOOD REGISTER OF DEEDS FORSYTH COUNTY, NC.

[Signature] Assistant/Deputy