

FORSYTH CO, NC 151 FEE:\$ 20.00
PRESENTED & RECORDED: 02/13/2003 12:07PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT:\$ 25.00
BK 2322 P 590 - P 592

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. 001 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: Grantee(s): 1590 Mae Trappe Road Winston-Salem, North Carolina 27107

This instrument was prepared by: BILLY D. FRIENDE, JR., P.A.

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made February 10, 2003 by and between

GRANTOR	GRANTEE
GEORGE SPEARS and wife, DORA SPEARS	CLARENCE W. MILLNER and wife, GLORIA H. MILLNER

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 WINSTON-SALEM, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as lot no. 1 as shown on the Map of Section 1, Briarwood Estates, recorded in Plat book 20 page 126 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also being known and designated as block 3296 lot 001, Forsyth County Tax Maps.

Property Address: **3773 Tulip Drive
Winston-Salem, NC 27105**

The above property herein above was acquired by Grantor by instrument recorded in book 2025 at page 1122.

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 except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto 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.

(Corporate Name)

By: _____
_____ President

George Spears _____ (SEAL)
GEORGE SPEARS

Dora Spears _____ (SEAL)
DORA SPEARS

ATTEST:

_____ Secretary

_____ (SEAL)

(CORPORATE SEAL)

NORTH CAROLINA, FORSYTH COUNTY

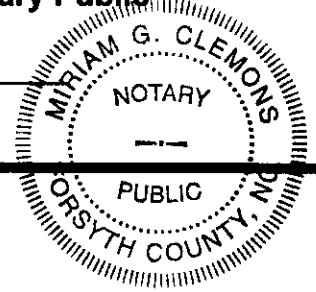
I, the undersigned, a Notary Public of the County and State aforesaid, certify that GEORGE SPEARS and wife, DORA SPEARS personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of February 2003.

Seal-Stamp

Miriam G. Clemons

Notary Public

My commission expires: 06-19-2007



NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that _____ is Secretary of _____, a North Carolina Corporation, and that _____ as Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation. Witness my hand and official stamp or seal, this _____ day of _____ 20____.

Seal-Stamp

Notary Public

My commission expires: _____

The foregoing Certificate (s) of Miriam S. Clemons

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 first page hereof.

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

By [Signature] Deputy/Assistant-Register of Deeds.