

FORSYTH CO, NC 130 FEE: \$ 20.00
PRESENTED & RECORDED: 02/24/2003 12:11PM
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON
NO TAXABLE CONSIDERATION
BK2324 P3454 - P3456

Kane Sandoz

DRAFTED BY: Mitra Sanai, Esq.
Wells Jenkins Lucas & Jenkins, PLLC
155 Sunnynoll Ct., Suite 200
Winston-Salem, NC 27106

RECORDING TIME

* NO TAXABLE CONSIDERATION *

NO TITLE SEARCH PERFORMED OR REQUESTED

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 3494 Lot: 008 Parcel Identifier No.: 6828530628
Property Address: 176 Laura Avenue, Winston-Salem, NC 27105-1319
Mail after recording to: Sandra W. Dickinson, 2500 Little Cove Road, Charlotte, NC 28270
Mail future tax bills to: Sandra W. Dickinson, 2500 Little Cove Road, Charlotte, NC 28270

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of February, 2003, by and between

GRANTOR

GRANTEE

Merrill K. Witt

Sandra Witt Dickinson

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 (\$ N/A) N/A Gift Deed to him paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey -- subject to a life estate -- unto the Grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina, Old Town Township, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.

GRANTOR HEREBY reserves a life estate in the above-described property for and during the natural term of his life.

The above land was conveyed to Grantor by James Franklin Moore & wife, Margie M. Moore (see book no. 819, page 150)

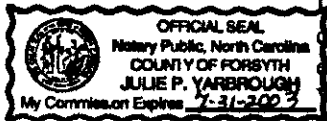
TO HAVE AND TO HOLD – subject to a life estate – the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except the life estate set forth above.

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

Merrill K. Witt (seal) _____ (seal)
Merrill K. Witt

_____ (seal) _____ (seal)

STATE OF NORTH CAROLINA - FORSYTH



Julie P. YARBROUGH Notary Public of Forsyth County, NC, do hereby certify that Merrill K. Witt personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 24 day of February, 2003.

SEAL/STAMP My commission expires 7-31-2003 Julie P. Yarbrough Notary Public

STATE OF NORTH CAROLINA - _____
I, _____, a Notary Public of _____ 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 _____, 2003.

SEAL/STAMP My commission expires: _____ Notary Public

The foregoing Certificate(s) of Julie P. Yarbrough, NP is/are certified to be correct.

This the 24 day of Feb., 20 03

Register of Deeds for Randolph County by: Jane Doda Deputy/Assistant **DICKIE C. WOOD, REGISTER OF DEEDS**

EXHIBIT "A"

Property Address: 176 Laura Avenue
Winston-Salem, NC

Lying and being North of the municipal limits of the City of Winston-Salem, North Carolina, and being known and designated as Lot No. 8 in Block "D" as shown on the Map of Caudle Crest (being a part of the Estate of John Caudle), as surveyed by J. E. Ellerbe, C. E., 20 April, 1953, and recorded in Book of Plats No. 16, Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is expressly made for a full, complete and definite description.

This conveyance is made and accepted subject to the following conditions and restrictions:

1. All lots as shown on the Map of Caudle Crest, in Block "A", "B" and "D", shall be used for residential purposes only.
2. No residence shall be erected nearer the front property line than 40 feet nor nearer the side property lines than 10 feet; this shall not apply to garages and outbuildings that may be erected on the rear of said property.
3. No residence shall be erected on this property that shall have less than 750 square feet of floor space, exclusive of porches, garages and car ports.

See Deed in Deed Book 746, Page 41, Deed Book 793, Page 35; Deed Book 668, Page 272, Forsyth County Register of Deeds Office.

GRANTOR HEREBY reserves a life estate in the above-described property for and during the natural term of his life.