

FORSYTH CO, NC 27 FEE: \$ 20.00  
PRESENTED & RECORDED: 03/03/2003 09:41AM  
DICKIE C. MOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXT: \$ 900.00  
BK2327 P 180 - P 182

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 900.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee at address below. Box 153

This instrument was prepared by: Bunch & Braun, PLLC, 514 S. Stratford Road, STE 315, Winston Salem, NC 27103

Brief description for the Index: LT 90, GREENBRIER FARM, PHASE II, SECTION ONE (and Pt. Lot 91)

THIS DEED made this 18 day of February, 2003 by and between

GRANTOR	GRANTEE
Samuel L. Shafer and wife, Nancy R. Shafer	Randall J. Gregory and wife, Elizabeth N. Gregory 133 Windrush Road Winston Salem, NC 27106

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:  
See Attached EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2195 page 1634.

A map showing the above described property is recorded in Plat Book 40 page 96.

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, other than the following exceptions: Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

Samuel L. Shafer (SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Nancy R. Shafer (SEAL)  
Nancy R. Shafer

By: \_\_\_\_\_  
Title: \_\_\_\_\_

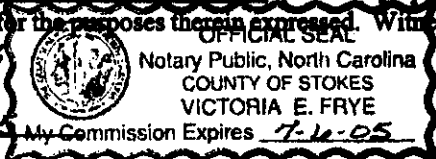
\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Samuel L. Shafer and wife, Nancy R. Shafer personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18<sup>th</sup> day of FEBRUARY, 2003



Victoria E. Frye  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Victoria E. Frye, NP 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: Kenneth O. Onda - Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being known and designated as Lot No. 90, of GREENBRIER FARM, SECTION ONE, PHASE II, as recorded in Plat Book 40, Page 96, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.

BEGINNING at an existing iron pipe in the east right of way line of Windrush Road, said BEGINNING point being the southwest corner of Lot 91 and the northwest corner of Lot 90 of Greenbrier Farm, Phase II, Section One as recorded in Plat Book 40, Page 96, Forsyth County Registry; thence from said BEGINNING point with the north boundary line of Lot 90 of said Plat, North 62 degrees 46 minutes 30 seconds East 160.51 feet to an existing iron pipe, being the northeast corner of said Lot No. 90; thence with the east line of Lot No. 91 of said plat North 27 degrees 52 minutes 10 seconds West 4.97 feet to an existing iron rebar; thence on a new line South 61 degrees 00 minutes 05 seconds West 160.53 feet to the point and place of BEGINNING and being all according to a survey by Richard P. Bennett dated March 19, 2001. Said property being a 0.009 acre tract, more or less, and being a triangular piece from the southern portion of Lot 91 of said Greenbrier Farm, Phase II, Section One.