

FORSYTH CO, NC 272 FEE: \$ 20.00
 PRESENTED & RECORDED: 04/25/2003 2:23PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXTX: \$ 257.00
 BK 2344 P 1719 - P 1721

Do not write above this line

DRAFTED BY: Michael J. Feiereisel	Tax Block-Lot: 1672 005R	Parcel ID:
Mail after recording to: Tracy A. Manuck 853 Fenimore Street Winston Salem, NC 27103	Mail future tax bills to: Tracy A. Manuck 853 Fenimore Street Winston Salem, NC 27103	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of April, 2003, by and between

GRANTOR	GRANTEE
Douglas S. Willems (single)	Tracy A. Manuck (single)

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 (\$ 10.00 and ovc) Ten Dollars and OVC to Grantor 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 in Forsyth County, North Carolina, Township, more particularly described as follows:

See attached Exhibit A for property description.

Property Address: 853 Fenimore Street Winston Salem, NC 27103
 The above land was conveyed to Grantor by _____ (see book _____ page _____)

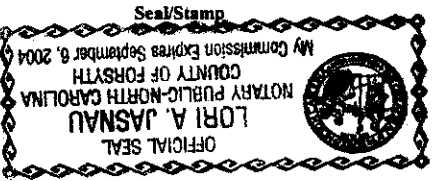
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

Douglas S. Willems (seal) _____ (seal)
Douglas S. Willems (seal) _____ (seal)

_____ by: _____
_____ Corporate Name _____ President

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC
do hereby certify that _____ personally came before
me this day and acknowledged that he is _____ President of _____
_____ and acknowledged
on behalf of the corporation, the due execution of the foregoing instrument.
Witness my hand and notarial seal this the _____ day of _____, 20____.
My commission expires _____, 20____. _____ Notary Public



Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County
I, Lori A. Jasnau, a Notary Public of Forsyth County, NC
do hereby certify that Douglas S. Willems (single)
_____ 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 April, 2003
My commission expires Sept. 6, 2004. Lori A. Jasnau Notary Public

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth 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 _____, 20____
My commission expires _____, 20____. _____ Notary Public

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth 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 _____, 20____
My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of Lori A. Jasnau
_____ is/are certified to be correct at the date of recordation shown on the first page thereof.
Dickie C. Wood, Register of Deeds for Forsyth County by: [Signature] Deputy/Asst.

EXHIBIT A

BEGINNING at the iron stake on the East side of Fenimore Street, said iron stake being 6.9 feet distant Southwardly from the Northwest corner of Lot #6; running thence Northwardly along the curve in East line of Fenimore Street, the chord of which is North 8 degrees, 00 minutes East 68.1 feet to an iron stake, the Southwest corner of Lot #4; thence along the South line of Lot #4 South 85 degrees, 43 minutes East to a distance of 156 feet to an iron stake, the Southeast corner of Lot #4; thence South 4 degrees, 13 minutes West a distance of 67.5 feet to an iron stake, said iron stake being 6.9 feet distant Southwardly from the Northeast corner of Lot #6; thence Westwardly paralleled with the South line of Lot #5 North 86 degrees, 37 minutes West, a distance of 162 feet to the place of Beginning. BEING KNOWN AND DESIGNATED as the North 6.9 feet of Lot #6 and all of Lot #5, Block B, as shown on map of J. H. Neding Property as recorded in Plat Book 8, Page 193, in the Office of Register of Deeds of Forsyth County, N.C.