

FORSYTH CO, NC **287** FEE: \$ 17.00  
 PRESENTED & RECORDED: 06/03/2003 3:23PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE  
 STATE OF NC REAL ESTATE EXTX: \$ 158.00  
**BK2358 P4649 - P4650**

This instrument drafted by: Eric S. Ellison  
  
 After recording mail to: Epherine Z. Moore & Marcella L. Hay  
 2937 Greenway Avenue  
 Winston-Salem, NC 27105

North Carolina                    )  
   )  
 Forsyth County                    )                    **GUARDIAN'S DEED**

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This deed, made and entered into this 20<sup>th</sup> day of May, 2003 by and between **Frederick C. Tindal** acting as guardian as hereinafter stated ("Grantor"); and **Epherine Z. Moore (a single person) and Marcella L. Hay (a single person)**, as joint tenants with a right of survivorship, both of Forsyth County, North Carolina ("Grantees"), whose address is: 2937 Greenway Avenue, Winston-Salem, NC 27105.

**WITNESSETH:**

That whereas, said Grantor was duly appointed by the Clerk of the Superior Court of Forsyth County, North Carolina, and is now acting as general guardian of Mary Dobbins Roberts, incompetent person (See File No.: 03 E 883); and whereas, the land hereinafter described is a part of the estate of said incompetent person.

Now, therefore, said Grantor, acting as guardian for Mary Dobbins Roberts, incompetent person, under authority of Letters of Appointment General Guardian, dated May 13, 2003, and in consideration of the said purchase price of Ten Dollars, to him in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, and convey unto said Grantees and their heirs and assigns a certain tract or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

PROPERTY DESCRIPTION

Lots No. 171 and 172, located on the east side of Greenway Avenue, between 29<sup>th</sup> and 30<sup>th</sup> Street, as shown on the map entitled Bon Air, Greenway Place, made by J.E. Ellerbe, C.E., and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 8, page 109, reference to which is hereby made.

PROPERTY ADDRESS: 2937 Greenway Avenue, Winston-Salem, NC 27105.

To have and to hold said lands and premises, together with all privileges and appurtenances thereunto belonging to them, the said Grantees, in as full and ample a manner as said Grantor as guardian as aforesaid, is authorized and empowered to convey the same.

In Testimony Whereof, said Grantor, acting as guardian as aforesaid, has hereunto set his hand and seal the day and year first above written.

Frederick C. Tindal (SEAL)  
Frederick C. Tindal  
Guardian of Mary D. Roberts

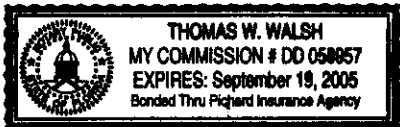
~~North Carolina~~ Florida )  
Wake County Bay County )

I, Thomas Walsh Notary Public of said County, do hereby certify that Frederick C. Tindal, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing deed by himself as guardian for Mary Dobbins Roberts.

Witness my hand and official seal, this the 21<sup>ST</sup> day of May, 2003.

Thomas Walsh (SEAL)  
Notary Public

My Commission Expires: Sept. 19, 2005



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Thomas W. Walsh

NP(s)

is certified to be correct at the date of recording shown on the first page thereof,

Dickie C. Wood, Register of Deeds by: [Signature]

Depu/Asst.