

FORSYTH CO, NC **368** FEE: \$ 23.00
 PRESENTED & RECORDED: 07/18/2003 4:20PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 NO TAXABLE CONSIDERATION
BK2375 P4205 - P4208

Do not write above this line

DRAFTED BY: Phyllis K. Chaudoin	Tax Block-Lot: 2719 / 19-C	Parcel ID:
Mail after recording to: 107 Brandon Court, Lexington, NC 27295	Mail future tax bills to: 107 Brandon Court, Lexington, NC 27295	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of July, 2003, by and between

GRANTOR	GRANTEE
Phyllis K. Chaudoin	Phyllis K. Chaudoin

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&O.V.C.) Ten Dollars and Other Valuable Considerations 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, Winston Township, more particularly described as follows:

See Attached Exhibits 'A' and 'B' for division of property into 2 tracts (Tracts 'A' and 'B').

Property Address: 3912 Overdale Road, Winston-Salem, NC 27107

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.

Phyllis K. Chaudoin (seal) _____ (seal)
Phyllis K. Chaudoin (seal) _____ (seal)
(seal) _____ (seal)

by: _____
Corporate Name _____ President

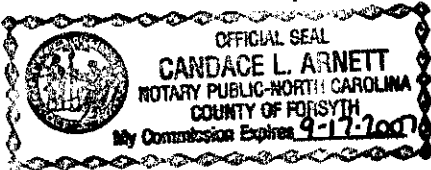
Seal/Stamp

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, Candace L. Arnett, a Notary Public of Forsyth County, NC do hereby certify that Phyllis K. Chaudoin personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 8th day of July, 2003

My commission expires September 17 2007. Candace L. Arnett 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 Candace L. Arnett 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: _____ Deputy/Asst.

EXHIBIT 'A'**TRACT 'A'**

Beginning at an axle iron at the northwest corner of the property described in Deed Book 2120, Page 2128; said axle iron being in the southern line of the property described in Deed Book 1766, Page 3225 as recorded in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina; thence with the southern line of the property: N.89°59'08"E., 104.29' to an iron stake; said iron stake being located S.89°59'08"W., 124.28' from the western right-of-way of Overdale Road; thence on a new line the four (4) following courses and distances: S.15°49'48"W., 58.59' to an iron stake; S.0°39'55"E., 14.59' to an iron stake; N.89°20'05"E., 17.56' to an iron stake and S.0°29'01"E., 27.30' to an iron stake in the northern line of the property described in Deed Book 2036, Page 603 as recorded in the Forsyth County Register of Deeds of Forsyth County, North Carolina said iron stake also being located S.89°46'02"W., 165.58' from the western right-of-way of Overdale Road; thence with the northern line of the aforementioned property and the property described in Deed Book 2046, Page 1418, S.89°46'02"W., 114.22' to the southeast corner of the property described in Deed Book 2046, Page 1416; thence with the eastern line of said property N.04°37'06"E., 98.81' to the place of beginning and containing 10,008 square feet more or less.

The above described property lying in Winston Township and being generally known as a western portion of lot no. 19-C as shown in Forsyth County Tax Map Block 2719 of the Forsyth County Tax Department and more particularly described as a western portion of the property described in Deed Book 2120, Page 2128 as recorded in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina and shown on an unrecorded plat prepared by United Limited Engineering and Land Surveying, PA on June 6, 2003.

The above described property shall be allowed rights of access along a 25' non-exclusive access easement described as follows: Beginning at the southeast corner of the above described parcel and running thence S.89°46'02"W., 25.00' to a point; N.00°29'01"W., 25.00' to a point and N.89°46'02"E., 180.36' in the western right-of-way of Overdale Road; thence with the western right-of-way of said road S.22°41'42"E., 27.05' to an iron stake and S.89°46'02"W., 165.58' to the place of beginning.

MINOR SUBDIVISION
APPROVAL

60 *Supan D. Williams* 1/17/03
Director, City-County date
Planning Board

EXHIBIT 'B'**TRACT 'B'**

Beginning at an iron stake in the western right-of-way of Overdale Road; said iron stake being the northeast corner of the property described in Deed Book 2036, Page 603; and also being located N.22°17'34"W., 99.85' from the southeast corner of said property; thence with the northern line of said property S.89°46'02"W., 165.58' to a new iron stake; thence on new lines the four (4) following courses and distances: N.0°29'01"W., 27.30' to an iron stake; S.89°20'05"W., 17.56' to an iron stake; N.0°39'55"W., 14.59' to an iron stake and N.15°49'48"E., 58.59' to an iron stake located N.89°59'08"E., 104.29' from the northwest corner of the property described in Deed Book 2120, Page 2128 of the Forsyth County Register of Deeds Office of Forsyth County, North Carolina; thence with the northern line of said property; N.89°59'08"E., 126.82' to an iron stake in the western right-of-way of Overdale Road; thence with the western right-of-way of Overdale Road, S.22°41'42"E., 105.59' to the place of beginning and containing 15,023 square feet more or less.

The above described parcel lying in Winston Township and the eastern portion of lot no. 19-C as shown in the Forsyth County Tax Map Block 2719 as shown in the Forsyth County Tax Department; said property more particularly described as the eastern portion of the property described in Deed Book 2120, Page 2128 as recorded in the Forsyth County Register of Deeds Office of Forsyth County, North Carolina and shown on an unrecorded plat prepared by United Limited Engineering and Land Surveying, PA on June 6, 2003.

The above described property shall be allowed rights of access along a 25' non-exclusive access easement described as follows: Beginning at the southwest corner of the above described parcel and running thence S.89°46'02"W., 25.00' to a point; N.00°29'01"W., 25.00' to a point and N.89°46'02"E., 180.36' in the western right-of-way of Overdale Road; thence with the western right-of-way of said road S.22°41'42"E., 27.05' to an iron stake and S.89°46'02"W., 165.58' to the place of beginning.

MINOR SUBDIVISION
APPROVAL

for *Suzanne D. Stalling* 7/17/03
Director, City-County date
Planning Board