

FORSYTH CO,NC **246** FEE:\$ 17.00
PRESENTED & RECORDED: 09/08/2003 1:41PM
DICKIE C. WOOD REGISTER OF DEEDS BY:NAVARR
STATE OF NC REAL ESTATE EXTX:\$ 180.00
~~BK2399~~ P3740 - P3741

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 180.00 Recording Time, Book and Page
Tax Map No. Parcel Identifier No. 3015 034B, 035, 036, 037, 038

Mail Tax Bill to same.
Mail after recording to: Grantee at 4746 Dippen Road Winston Salem, NC 27105
This instrument was prepared by: House & Tippett, PLLC

THIS DEED made this 04 day of September, 2003 by and between

GRANTOR

Valerie A. Cook and husband, James A. Cook, Jr.

GRANTEE

Tiffany A. Cook (unmarried)

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 and more particularly described as follows:

BEGINNING at an iron stake on the northwest side of Dippen Road, said iron stake being the northeast corner of Lot No. 38 as shown on the Map of Mrs. Emma Fulton property recorded in Plat Book 12 at page 145 in the Office of the Register of Deeds of Forsyth County, NC, and running thence along the northwest side of Dippen Road, South 34 deg. 35' West 142.03 feet to a point; running thence along Lot No. 34 as it divides the same, North 34 deg. 35' 30" West 203.76 feet to an iron stake thence North 34 deg. 35' 30" East 50.02 feet to an iron stake; running thence along the back property line of Lots No. 36, 37 and 38, South 06 deg. 14' 30" East 234.93 feet to the point and place of BEGINNING, and being all of Lots 38, 37, 36, 35 and approximately the northern one-half of Lot No. 34 as shown on the above-mentioned plat map.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1774, Page 0923, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 145, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Valerie A. Cook (SEAL)
Valerie A. Cook

By: _____

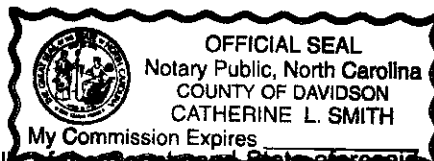
James A. Cook, Jr. (SEAL)
James A. Cook, Jr.

By: _____

(SEAL)

(SEAL)

NORTH CAROLINA Davidson COUNTY



I, Catherine L. Smith, a Notary Public of the County and State aforesaid, certify Valerie A. Cook and husband, James A. Cook, Jr., Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 8th day of September, 2003.

My Commission Expires: 9/29/2004

Catherine L. Smith
Notary Public

NORTH CAROLINA _____ COUNTY

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

My Commission Expires: _____

Notary Public

STATE OF NC - FORSYTH CO
Catherine L. Smith

The foregoing certificate(s) of:

NP(5)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: Raymond Deputy/Asst.