

FORSYTH CO, NC **147** FEE: \$ 17.00
PRESENTED & RECORDED: 10/01/2003 11:42AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ **254.00**
BK2409 P 806 - P 807

Tax Block _____, Tax Lot _____
Verified by _____ County on the _____ day of _____, 2003.
by _____

Mail after recording to Grantee 531 Kyle Rd., Winston-Salem NC 27104
This instrument was prepared by Hinshaw & Jacobs, Attys.
Brief description for the Index:



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of September, 2003 / / , by and between

| GRANTOR(S) | GRANTEE(S) |
|---------------------------|---|
| KAREN M. VOHS (unmarried) | CHESS MCQUEEN and wife, JILL MCQUEEN |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 _____, County of Forsyth, North Carolina and more particularly described as follows:

BEGINNING at an iron located in the northwestern right of way line of Kyle Road, said iron also marking the southwest corner of Lot 3 of Longwood (see plat Book 18 at Page 5, Forsyth County Registry); and from said point of Beginning, running thence with said right of way line on a curve to the right having a radius of 200 feet South 55 deg. 48' 00" West a chord distance of 128.66 feet to an iron; running thence North 22 deg. 19' 00" West 216.95 feet to an iron; running thence South 75 deg. 00' 00" East 30.67 feet to an iron; running thence South 52 deg. 54' 00" East 199.77 feet to an iron, the point and place of Beginning.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1693 Pages 2972.

A map showing the above described property is recorded in Plat Book _____ at Page(s) _____.

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:

Restrictions and easements of record, if any.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Karen M. Vohs (SEAL) _____ (SEAL)
KAREN M. VOHS



NORTH CAROLINA, Forsyth County:
I, Angelia M. Bishop a Notary Public of County and State aforesaid, certify that Karen M. Vohs, 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 21st day of September, 2003.

Angelia M. Bishop
Notary Public

My commission expires: 12/17/03

SEAL - STAMP

NORTH CAROLINA, _____ County:
I, _____ a Notary Public of County and State aforesaid, certify that _____ 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 _____ day of _____ 2003.

Notary Public

My commission expires: _____

The foregoing Certificate(s) of Angelia M. Bishop is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY
By [Signature]
Deputy/Assistant - Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS