

FORSYTH CO, NC 203 FEE: \$ 14.00
PRESENTED & RECORDED: 11/07/2003 3:04PM
DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS P
STATE OF NC REAL ESTATE EXT: \$ 110.00
BK2420 P3756 - P3756

Do not write above this line

Excise Tax: \$	Tax Block 2377, Lot 60	Parcel ID:
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Mail after recording to: Hold in Box 69

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Easton Revised, Lot 60

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 5th day of November, 2003, by and between

GRANTOR	GRANTEE
Lucy Mae Johnson, single, <i>WIDOW OF HARRY L. JOHNSON DECEASED APRIL 8, 1988 A RESIDENT OF FORSYTH COUNTY, N.C.</i>	David Nelson, single 1027 Louise Road Winston-Salem, N.C. 27101

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 **Winston-Salem Township, Forsyth County, North Carolina** and more particularly described as follows:

BEING known and designated as Lot 60 on the plat of Easton Revised, a plat of which is recorded in the Office of Register of Deeds of Forsyth County, North Carolina, in Plat Book 14 at page 23 (4), to which reference is hereby made for a more particular description. For further reference, see deed duly recorded in Book 748, Page 239, in the Office of the Register of Deeds of Forsyth County.

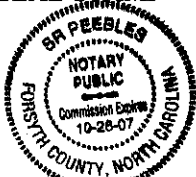
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

I IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Lucy Mae Johnson (SEAL) _____ (SEAL)
Lucy Mae Johnson

SEAL-STAMP



NORTH CAROLINA - FORSYTH COUNTY

I, S.R. PEEBLES, a Notary Public of FORSYTH County, North Carolina, certify that Lucy Mae Johnson personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5 day of November, 2003.

My Commission Expires: _____ S.R. Peebles Notary Public

The foregoing Certificate(s) of S.R. Peebles is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By: _____ Deputy/Assistant Register of Deeds