

FORSYTH CO, NC **48** FEE: \$ 17.00  
PRESENTED & RECORDED: 01/27/2004 11:48AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NAVARR  
STATE OF NC REAL ESTATE EXTX: \$ 1.00  
BK2440 P2406 - P2407

*ret to grantees*  
DO NOT WRITE ABOVE THIS LINE - OFFICIAL USE ONLY  
**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**THIS WARRANTY DEED**, executed this 27<sup>th</sup> day of January, 2004,  
by first party, Arthur H. Roberts and wife, Angela Marie Roberts, married, (hereinafter referred to as "Grantor")  
whose post office / mailing address is

P.O. Box 281, Oneida, KY 40972

to the second parties, Elizabeth Lynn Roberts Shaw and Dennis Arnold Shaw, Husband and Wife, as joint tenants  
with rights of survivorship (hereinafter referred to as "Grantees") whose post office / mailing address is

442 E. Devonshire Street, Winston-Salem, NC 27107.

**WITNESSETH**, That the first party, for good consideration and for the sum of

Four Hundred Twenty-Six and 18/100 Dollars (\$426.18)

in hand paid, by the said second parties, and other good and valuable consideration, the receipt of which is hereby  
acknowledged, does hereby grant, convey and warrant unto the said second parties forever, all the right, title,  
interest and claim which the said first party has in and to the following described parcel of land, and improvements  
and appurtenances thereto in the County of Forsyth, State of North Carolina, to wit: SEE ATTACHED  
DESCRIPTION OF PROPERTY

Previously referenced as follows: Lot number 21 as shown on the map of WINSTON-SALEM LAND &  
INVESTMENT COMPANY, recorded in Plat Book 4 at Page 147 (3) in the office of the Register of Deeds  
of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

NOT TO INCLUDE, any and all gas, oil and minerals, under, on or in any way within the boundaries of the  
above described property owned by Grantor, which are hereby reserved by Grantor.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all  
appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and  
administrators, covenants with Grantees and Grantees' heirs and assigns, that Grantor and any other person  
or persons in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or  
demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and  
forever barred therefrom except as herein set forth.

TAXES for tax year 2003 and hereafter shall be paid by Grantees.

THIS INSTRUMENT DRAFTED BY:  
Angela Marie Roberts  
Signature of Drafter

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Arthur H. Roberts  
Signature of Grantor  
Arthur H. Roberts  
(Print name of Grantor)

Angela Marie Roberts  
Signature of Grantor  
Angela Marie Roberts  
(Print name of Grantor)

\*\*\*\*\*Space Below this line for Acknowledgement\*\*\*\*\*

State of NORTH CAROLINA  
County of FORSYTH ss: Winston-Salem

Notary Public of the County of

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, DICKIE C. WOOD REGISTER OF DEEDS, ~~Deputy/Assistant~~ Register of Deeds of Forsyth County, North Carolina, certify that Arthur H. Roberts + Angela Marie Roberts personally

appeared before me this day and being duly sworn, ~~I~~ \_\_\_\_\_ acknowledged the due execution of the foregoing instrument.

Witness my hand this 27 day of January 2004

[Signature]  
Deputy Assistant

DICKIE C. WOOD, REGISTER OF DEEDS

SEND TAX STATEMENTS TO GRANTEEES:

Name(s): Elizabeth Lynn and Dennis Arnold Shaw  
Address: 442 E. Devonshire Street  
Winston-Salem, NC 27107