FORSYTH CO.NC 56 FEE:\$ 20.00
PRESENTED & RECORDED: 03/19/2004 10:35AM
DICKIE C. WOOD REGISTER OF DEEDS BY:THOMAS
STATE OF NC REAL ESTATE EXTX:\$ 25.00
BK2454 P 287 - P 289

NORTH CAROLINA GENERAL WARRANTY DEED

	nation Requested or Performed				
Tax Lot No	Parcel Identifier No.				
	County on the	.e	day of	, 2003	
Stamps \$25.	00				
L '	ling to: Grantee, Spurgeon Webster Wood,	Ir 416	Rarbara Jane Avenue Win	ston-Salem NC 27101	
Man and record	ing to. Grance, Spargeon Webser Wood,	J1., 710	Durouru Juno 2140mao, 44m	ision-baioin, ive 27101	
This instrument	was prepared by: Warren E. Kasper, P.O. B	30x 687	, Clemmons, NC 27012		
	Brief descriptio	on for th	e index:		
	Lots 14 and 15, Dogwood Hill Property				
					
THIS D	EED made this the 17th day of March	<u>ku</u> ,	2004, by and between		
	CD ANTOD	T			
	GRANTOR		GRANTI	S.E.	
Mary Hend	erson Snow and Husband,	Snu	rgeon Webster Wood,	Jr	
	ow; Harold N. Cox,	Spu	geom webster wood,	01.	
	d); Harold N. Cox, Jr. (single);				
1 '	Gorsuch and husband, James				
	•				
1	eresa Cox Brown and husband,	Ì			
	own; Shirley Ann Henderson				
`	ow); Dennis Wayne Henderson				
1	ne Furman Henderson; William				
	rson and wife, Alice Henderson;				
	Henderson (single); James				
	derson, III and wife, Carrie				
1	David Eugene Henderson				
,	Stephanie Henderson LeFever				
, , , , , , , , , , , , , , , , , , , ,	and Joshua B. Henderson (by his				
	Mary K. Marshall) all by Dennis				
Henderson,	their Attorney-in-Fact	j			

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 hereby grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth Township, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston-Salem,, North Carolina, in Broadbay Township, being known and designated as Lots Number 14 and 15 on the map of Dogwood Hill Property, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4 at Page 169, to which map reference is hereby made for a more complete description.

THIS CONVEYANCE is made pursuant to N.C.G.S. §39-13.3(c) for the purpose of severing the existing tenancy by the entirety (if applicable) and conveying the property above described in fee simple to Grantee. It is further intended and agreed that this conveyance is made pursuant to the provisions of N.C.G.S. §52-10 and §29-30(a)2 to extinguish any claim by Grantor of any marital interest in the above-described property, which shall henceforth be the sole and separate property of the Grantee, and to extinguish any present or future claims of Grantor for equitable distribution which may arise under N.C.G.S. §50-20 et seq.

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, rights of way and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Mary Henderson Snow by Dennis Henderson, Attorney-In-Fact	Thomas Snow, by Dennis Henderson, Attorney-In-Fact
Harold N. Cox, Sr. (widowed), by Dennis Henderson, Attorney-In-Fact	Harold N. Cox, Jr. (single), by Dennis Henderson Attorney-In-Fact
Marla Cox Gorsuch, by Dennis Henderson, Attorney-In-Fact	James Gorsuch, by Dennis Henderson, Attorney-In-Fact
Torsa (ax Brown by Dennis Henderson, Attorney-In-Fact	Richard Brown, by Dennis Henderson, Attorney-In-Fact
Shirley Ann Henderson Lewis (widow) by Dennis Henderson, Attorney-In-Fact	Dennis Wayne Henderson, Individually
Jane Furman Henderson, by Dennis Henderson, Attorney-In-Fact	William Loss Henderson, by Dennis Henderson, Attorney- in-Fact
Alice Henderson, by Dennis Henderson, Attorney-In-Fact	Jesse David Henderson (single), by Dennis Henderson, Attorney-In-Fact
James Wesley Henderson, III, by Dennis Henderson, Attorney-In-Fact	Carrie Henderson, by Dennis Henderson, Attorney-In-Fact
David Eugene Henderson (divorced), by Dennis Henderson, Attorney-In-Fact	Stephanie Henderson LeFever (divorced), by Dennis Henderson, Attorney-In-Fact
Terher brales by Asm Soulin Att (SEAL)	

Joshua B. Henderson, by Dennis Henderson, Attorney-In-Fact

CERTIFICATE OF ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF NORTH CAROLINA) .				
COUNTY OF FORSYTH)				
that Dennis Henderson, attorney-in-fact for Mary Henderson Snow and husband The Harold N. Cox, Jr. (single), Marla Cox Gorsuch and husband James Gorsuch; Tere Shirley Ann Henderson Lewis (widow); Jane Furman Henderson (wife of Dennis	omas Snow; Harold N. Cox, Sr. (widowed); sa Cox Brown and husband Richard Brown; Henderson); William Loss Henderson and			
wife Alice Henderson; Jesse David Henderson (single); James Wesley Henderson II Henderson (divorced); Stephanie Henderson LeFever (divorced); and Joshua B. personally appeared before me this day, and being by me duly sworn, say instrument for and in behalf of the above named individuals, and that his authority to contained in instruments duly executed, acknowledged and recorded in the Office of th Carolina, in Book 244, Page 283; and in Book 2451, Page 2831, Page	Henderson, s that he executed the foregoing and annexed execute and acknowledge said instrument is e Register of Deeds of Forsyth County, North Page 285, and that this instrument was power of attorney; and that said individuals			
I do further certify that Lemmote party to the attached instrument. WITNESS of YY CL Q006 AL SEAL Notary Public, North Carolina COUNTY OF FORSYTH KAY F. HARPER My Commission Expires March 8, 2008 Notary Public	7 Harren			
My Commission Expires: 3/8/2008				
NORTH CAROLINA, FORSYTH COUNTY				
I,, a Notary Public of	dged the execution of the foregoing instrument.			
(SEAL) Notary Public				
My Commission expires:				
The foregoing Certificate(s) of Kay F- Harper	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. REGISTER OF DEEDS FORSYTH COUNTY				
	DEFORATORS YTH COUNTY			
By: Deputy/Assis	tant Register of Deeds			

DICKIEC. WOOD, REGISTER OF DEEDS