

FORSYTH CO, NC 425 FEE: \$ 20.00
PRESENTED & RECORDED: 03/26/2004 4:11PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 866.00
BK2455 P6221 - P6223

Excise Tax \$ _____

Recording Time, Book and Page

Tax Lot No. **Block 1441, Lot 072** Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: **Blanco Tackabery Combs & Matamoros, PA - Box 52**This instrument was prepared by: **Andrew J. Rogers, Esq.**

Brief Description for the index

Lot 72, Westview Section 1

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 16 day of March 2004, by and between

GRANTOR

THE ESTATE OF C. E. DIXSON SR.
and
**THE CARL EUGENE DIXSON SR. REVOCABLE
LIVING TRUST**

GRANTEE

TERRY RESTORATION & CONSTRUCTION, LLC
178 North Hawthorne Road
Winston-Salem, NC 27104

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 all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

Lying and being on the southwest side of Pine Valley Road (f/k/a, Westview Drive) (West) and on the north side of Reynolds Road as shown on the map hereinafter referred to, and beginning at a point on the southwest side of said Pine Valley Road (West) in the south line of Lot 71 as shown on the map hereinafter referred to, and running thence in a southeastwardly direction along said Pine Valley Road (West) 210 feet, more or less, to a point where Pine Valley Road (West) intersects Reynolds Road; thence in a westwardly direction along the north side of Reynolds Road 211.5 feet to a point in the east line of Lot 73 as shown on the map hereinafter referred to; thence in a northwardly direction along the east line of said Lot 73, 125 feet to a point in the south line of Lot 71 hereinafter referred to; thence in an eastwardly direction along the south line of said Lot 71, 125.8 feet to the point of beginning, and being known and designated as Lot 72 as shown on the Revised Map of Westview, Section 1, recorded in Plat Book 3, page 55A, in the office of the Register of Deeds, Forsyth County, North Carolina, and reference is hereby made to said map for a more accurate description of said lot.

The above land was conveyed to Carl E. Dixon Sr. and wife Phyllis M. Dixon by Mrs. Thomas W. (Ludie D.) Wilson and her husband Thomas W. Wilson by that certain Deed recorded on March 24, 1949 in Book 597, Page 52 of the Forsyth County Registry.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions:

- a) 2004 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or, if a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

THE ESTATE OF C.E. DIXSON, SR.

[Signature] (SEAL)
Robert M. Dixon, Co-Executor

[Signature] (SEAL)
Ronald A. Dixon, Co-Executor

THE CARL EUGENE DIXSON, SR. REVOCABLE LIVING TRUST

[Signature] (SEAL)
Robert M. Dixon, Co-Trustee

[Signature] (SEAL)
Ronald A. Dixon, Co-Trustee

[Signature] (SEAL)
C. E. Dixon, Jr., Co-Trustee

STATE OF NC)
COUNTY OF Wake)

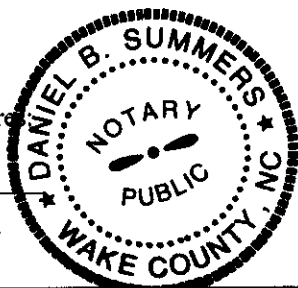
I, Daniel Summers, a Notary Public of said State and County, certify that Robert M. Dixon, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in his capacity as Co-Executor of the Estate of C.E. Dixon, Sr. and as Co-Trustee of the Carl Eugene Dixon, Sr. Revocable Living Trust.

WITNESS my hand and Notarial Seal or Stamp, this the 16 day of March, 2004.

My Commission Expires

6.11.08

[Notarial Stamp/Seal]



[Signature]
Notary Public

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, ANDREW JONATHAN ROGERS, a Notary Public of said State and County, certify that Ronald A. Dixon, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in his capacity as Co-Executor of the Estate of C.E. Dixon, Sr. and as Co-Trustee of the Carl Eugene Dixon, Sr. Revocable Living Trust.

WITNESS my hand and Notarial Seal or Stamp, this the 12TH day of MARCH, 2004.

My Commission Expires

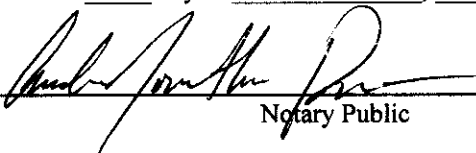
[Notarial Stamp/Seal]

[Signature]
Notary Public

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, ANDREW JONATHAN ROGERS, a Notary Public of said State and County, certify that C.E. Dixon, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument in his capacity as Co-Trustee of the Carl Eugene Dixon, Sr. Revocable Living Trust.

WITNESS my hand and Notarial Seal or Stamp, this the 12th day of MARCH, 2004.


Notary Public

My Commission Expires: SEP 14 2006

 [Seal]

The foregoing Certificate(s) Daniel B. Simmons + Andrew Jonathan Rogers 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 FOR FORSYTH COUNTY

By 
Deputy/Assistant Register of Deeds.