

2004028100 00111

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX

\$110.00

PRESENTED &amp; RECORDED:

04-22-2004 12:41 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: R MARSH DPTY

BK:RE 2463

PG:2124-2126

Drafted By: Daniel A. Frazier-Box #64  
Excise Tax: \$110.00Tax Block: 986 Lot: 105  
Property address: 3630 Ogburn Ave., Winston-Salem, NC 27105  
Mail future tax bills to: Grantee at 3736 Ogburn Ave., Winston-Salem, NC, 27106**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**  
**This DEED made this the 14<sup>th</sup> day of April, 2004 by and between****Grantors**MARTHA W. BAUGUESS  
And JOHN L. WOOD and wife,  
KIMBERLY WOOD**Grantees**

VERLIE N. CHILDRESS (widow)

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, in consideration of (\$10.00 & OVC) Ten dollars and other valuable consideration to him 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 Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

NOTE: JOHN L. WOOD AND KIMBERLY WOOD ARE EXECUTING THIS INSTRUMENT ONLY FOR THE PURPOSE OF DECLARING THAT THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT A IS IN BLOCK 986 ON THE PLAT OF THE BRONTON DEVELOPMENT, RECORDED IN PLAT BOOK 10, AT PAGE 44, FORSYTH COUNTY REGISTER OF DEEDS, AND THAT THE SIMILARLY DESCRIBED PROPERTY IN THE KIMBERLY WOOD AND JOHN WOOD RECORDED IN DEED BOOK 2380, PAGE 153, IS IN BLOCK 984.

For chain of title see Deed Book 2344, Page 18, Forsyth County Registry.

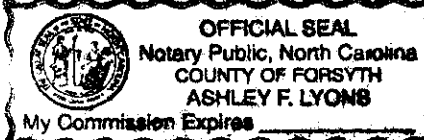
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantors have set their hand(s) and seal(s) the day and year first above written.

MARTHA W. BAUGUESS

by: James William Bauguess (SEAL)  
JAMES WILLIAM BAUGUESS, ATTORNEY IN FACTJohn L. Wood (SEAL)  
JOHN L. WOODKimberly Wood (SEAL)  
KIMBERLY WOOD

STATE OF NORTH CAROLINA, FORSYTH COUNTY



I, Ashley F. Lyons, a Notary Public of the aforesaid state and county, do hereby certify that John L. Wood and wife, Kimberly Wood personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 14<sup>th</sup> day of April, 2004.

Seal/Stamp

Ashley F. Lyons  
My Commission expires: Nov. 4, 2006Notary Public  
Nov. 4, 2006

**CERTIFICATE OF ACKNOWLEDGMENT BY ATTORNEY- IN-FACT  
NORTH CAROLINA, FORSYTH COUNTY**

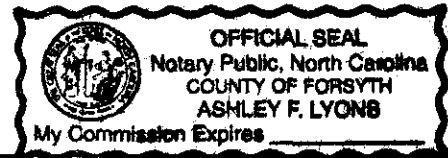
I, Ashley F. Lyons, Notary Public of Forsyth County, North Carolina, do hereby certify that **James William Bauguess**, attorney in fact for **MARTHA WOOTERS BAUGUESS (AKA MARTHA W. BAUGUESS)** personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **MARTHA WOOTERS BAUGUESS (AKA MARTHA W. BAUGUESS)**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds of Forsyth County, North Carolina, in **Book 2422 Page 2** and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **James William Bauguess** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **MARTHA WOOTERS BAUGUESS (AKA MARTHA W. BAUGUESS)**

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this the 14<sup>th</sup> day of April, 2004.

Ashley F. Lyons  
Notary Public

My commission expires: Nov. 4, 2006



**NORTH CAROLINA-FORSYTH COUNTY**

The foregoing Certificates of Ashley F. Lyons, Notary Public for Forsyth County, NC are certified to be correct.

This the 22 of April, 2004.

Dickie C. Wood, Register of Deeds, Forsyth County by: **DICKIE C. WOOD, REGISTER OF DEEDS**

A. Marsh Deputy/Assistant

**EXHIBIT A**

**Martha W. Bauguess to Verlie N. Childress**

**Property address: 3630 Ogburn Ave. Winston-Salem, NC, 27105**

**Tax Lot 105, Block 986**

**Being the Eastern ½ of lots 20 & 21, Block 986, Map of Bronton, Plat Book 10, Page 44**

**BEING KNOWN and designated as the eastern ½ of lots 20 & 21, Block 986, as shown on the Map of Bronton, recorded in Plat Book 10, Page 44, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.**