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 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXTX
\$2120.00
 PRESENTED & RECORDED:
 06-01-2004 02:57 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: ROSALYN E MARSH DEPUTY
BK:RE 2476
PG:1022-1023

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$

Tax Lot Nos. 101B and 103, Block 1916

Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 20____

ENVELOPE
 by
 Mail after recording to: Grantee at 2400 Reynolds Drive, Winston-Salem NC 27104

This instrument was prepared by: Donald M. VonCannon

Brief Description for the index THIS DEED made this 1st June, 2004, by and between

GRANTOR

Mary T. Spry, widow

GRANTEE

William M. Semans and wife, Emily M. Semans

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 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 Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the western right-of-way line of Roslyn Road, said iron stake being the northeast corner of the Donald E. Flow property described in Deed Book 2122, Page 425, Forsyth County Registry, and thence with the northern boundary line of the said Donald E. Flow property, North 88° 19' 57" West 286.12 feet to an existing 3/4" iron pipe, said iron pipe being the southeast corner of the Thomas R. McKinney property described in Deed Book 1932, Page 3428, Forsyth County Registry; thence with the eastern boundary line of the said McKinney property, North 13° 35' 39" East 59.38 feet to an existing 3/4" iron pipe; thence continuing with the said eastern boundary line of the said Thomas R. McKinney property, North 3° 56' 53" West 110.67 feet to an existing 3/4" iron pipe in the southern right-of-way line of Reynolds Drive, said iron pipe being South 88° 47' 56" East 342.82 feet from an old iron stake; thence with the southern right-of-way line of Reynolds Drive, South 88° 47' 56" East 208.55 feet to an iron stake; thence on a continuous, clockwise curve to the right, said curve having a chord bearing and distance of South 42° 02' 21" East 101.16 feet (said curve having a radius of 85.90 feet) to an iron stake; thence continuing on a clockwise curve to the right, a chord bearing and distance of South 2° 01' 10" East 97.0 feet (said curve having a radius of 764.0 feet) to the point and place of Beginning, as shown on a survey dated May 24, 2004 by Daniel Walter Donathan, Professional Land Surveyor.

BEING KNOWN AND DESIGNATED as Tax Lots 101B and 103, Block 1916 as shown on the Forsyth County Tax Maps.

Property Address: 2400 Reynolds Drive, Winston-Salem, NC 27104

The property hereinabove described was acquired by Grantor by instrument recorded in Book 971, Page 363. A map showing the above described property is recorded in Plat Book 7, Page 84.

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:

Easements, rights of way, and restrictions of record, if any, and 2004 ad valorem taxes and subsequent years.

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

Mary T. Spry (SEAL)
Mary T. Spry

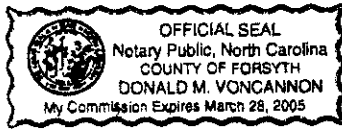
SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, Donald M. VonCannon, a notary public of Forsyth County, North Carolina, certify that Mary T. Spry, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 1st day of June, 2004.

My commission expires: 3-28-05 Donald M. VonCannon
Notary Public



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

ERIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR _____ COUNTY

By [Signature] Deputy/Assistant-Register of Deeds