

2004062265 00339

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

\$432.00

PRESENTED & RECORDED:

09-01-2004 04:24 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2501

PG: 4074-4076

ENVELOPE

DRAFTED BY: Philip E. Searcy
Attorney at Law

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 3238 Lot: 007L Parcel Identifier No.: 6847-71-1500

Property Address: 3861 North Hampton Drive Winston-Salem, NC 27105

Mail after recording to: Grantee 3861 North Hampton Drive Winston-Salem, NC 27105

Mail future tax bills to: Grantee 3861 North Hampton Drive Winston-Salem, NC 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 1st day of September, 2004, by and between**GRANTOR**

Dipole Development Group, Inc.

GRANTEE

Mary U. Hill (unmarried)

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) \$10.00 & OVC 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 Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Tax Lot 007L in Tax Block 3238 as presently shown on the Forsyth County Tax Maps, and being 3861 North Hampton Drive Winston-Salem, NC 27105 and being more particularly described on the attached Exhibit "A" Property Description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2004 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Lucille Sell James (Deed Book 2291 at Page 4639)

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.

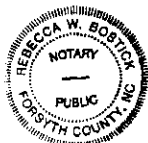
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

DIPOLE DEVELOPMENT GROUP, INC.

BY [Signature]

President

STATE OF NORTH CAROLINA - FORSYTH



I, Rebecca W. Bostick, a Notary Public of Forsyth County, NC, certify that Adedamola Ademoyero, (official) personally came before me this day and acknowledged that he is President (title) of Dipole Development Group, Inc., Corporation, and that he, as President (title) being authorized to do so, executed the foregoing on behalf of the Corporation. Witness my hand and notarial seal this the 1st day of September, 2004.

SEAL/STAMP My commission expires April 29, 20 04. Rebecca W. Bostick Notary Public

SEAL/STAMP My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of Rebecca W. Bostick, NP is/are certified to be correct.

This the 1st day of September, 20 04

Register of Deeds for Forsyth County by:

[Signature] Deputy/Assistant

DICKIE C. WOOD, REGISTER OF DEEDS

EXHIBIT A

BEGINNING at an iron stake in the southeast right-of-way of Northampton Drive, Calvin B. Baker's southwest corner as described in book 1268 at page 298 in the Forsyth County Registry; thence running with Baker's line South 86 degrees 09 minutes 25 seconds East 170.90 feet to an stake; thence running on a new line South 09 degrees 24 minutes West 138.32 feet to an iron stake; thence on another new line North 83 degrees 22 minutes 40 seconds West 170.24 feet to an iron stake in the eastern right-of-way of Northampton Drive; thence running in the eastern right-of-way line of Northampton Drive North 09 degrees 22 minutes 11 seconds East 130.04 feet to the point and place of Beginning, containing .52 acres, more or less, as shown on a survey entitled Lucille Sell James, prepared by Otis Jones, dated 10/2/91. Also being part of Lot 7-F, Block 3238 on the Forsyth County Tax Maps.