

Box 13

This instrument was drafted by: and after recording return to:

Karen M. Wilson, Esq. Robinson & Lawing, LLP 370 Knollwood St. Suite 600 Winston-Salem, NC 27103

A TITLE SEARCH WAS NEITHER REQUESTED NOR PERFORMED BY THE DRAFTSMAN OF THIS DEED

NORTH CAROLINA)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this <u>J5</u> day of <u>Oc+oSef</u>, 2004, by and between RICHARD HENRY DEAN and wife, MARY GREENE DEAN, hereinafter referred to as "Grantors", and RICHARD HENRY DEAN and wife, MARY GREENE DEAN of 268 South Pine Valley Road, Winston-Salem, Forsyth County, North Carolina, as equal Tenants in Common, hereinafter referred to as "Grantees." The designation Grantors and Grantees, as used herein, shall include singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH:

That the Grantors, as a gift unto the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple and as equal tenants in common, all of the Grantors' undivided interest, in and to those certain lots or parcels of land situated in Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot 3, Section 3, as shown on the map of Westview. As recorded in Plat Book 12, Page 109, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being that same property recorded in Deed Book 2239 at Page 1230 of the Forsyth County Register of Deeds Office.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple and as equal tenants in common with each Grantee owning a 50% undivided interest therein.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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: Save and except easements, rights of way and restrictions of record on subject property and ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

RICHARD HENRY DEAN, Grantor, Individually and as Husband of Mary Greene Dean

(SEAL)

MARY GREENE DEAN, Grantor, Individually and as Wife of Richard Henry Dean

county of Forsyth)

I, Soban: S. Sibbins, a Notary Public, certify that RICHARD HENRY DEAN and MARY GREENE DEAN, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 25th day of October, 2004

Notary Public

My Commission Expires: 1-9-2006

308901



STATE OF NC - FORSYTH CO

is certified to be correct at the date of recordation shearn on the first page thereof, Dickie C. Wood, Register of Deeds by:

Deputy/