

2004087286 00199

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

\$262.00

PRESENTED &amp; RECORDED:

12-22-2004 11:13 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2529

PG: 2298-2300

Tax Lot No. Parcel Identifier No.

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_Mail after recording to ~~Grantee at 845 Kenwick Drive, Winston-Salem, NC 27104~~ <sup>Box 93</sup>This instrument was prepared by **Hinshaw, Jacobs & Thornton, LLP**

Brief description for the Index

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 20 day of DECEMBER, 2004, by and between**GRANTOR**Wendy Combs Kiser, Executor of the  
Estate of Richmond O. Sykes,  
owning a 97% interest

and

Wendy Fielding Combs-Kiser, and husband  
James Kiser, owning a 3% interest**GRANTEE**Randy Lee Miller and wife,  
Sherry A. Miller845 Kenwick Drive  
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 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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property was acquired by Richmond O. Sykes and wife, Nell M. Sykes by instrument recorded on June 25, 1957. Nell M. Sykes died June 12, 2002 (see Davie County Estate file no. 03 E 120). Richmond O. Sykes died October 15, 2003 (see Davie County Estate file no. 03 E 276).

The property herein above described was acquired by Grantors by instruments recorded in Book 747, Page 38 and Book 2703, Page 408.

A map showing the above described property is recorded in Plat Book 18, Page 27(2).

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:

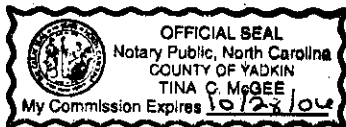
Restrictions and easements of record, if any.

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.

Wendy Combs Kiser, Executor of the Estate of Richmond O. Sykes (SEAL)  
Wendy Combs Kiser, Executor of the Estate of Richmond O. Sykes

Wendy Fielding Combs-Kiser (SEAL) James Kiser (SEAL)  
Wendy Fielding Combs-Kiser James Kiser

SEAL-STAMP

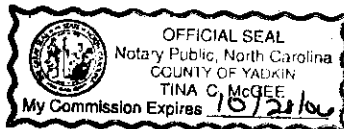


NORTH CAROLINA, Yadkin County.

I, a Notary Public of the County and State aforesaid, certify that Wendy Combs Kiser, Executor of the Estate of Richmond O. Sykes, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of December, 2004.

Tina C. McGee  
Notary Public  
My commission expires: 10/28/06

SEAL-STAMP



NORTH CAROLINA, Yadkin County.

I, a Notary Public of the County and State aforesaid, certify that Wendy Fielding Combs-Kiser and husband, James Kiser, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of December, 2004.

Tina C. McGee  
Notary Public  
My commission expires: 10/28/06

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct.

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Tina C. McGee NP(s)

is certified to be correct at the date of recordation shown on the first page thereof,  
Dickie C. Wood, Register of Deeds by: \_\_\_\_\_ Deputy/Asst.

## Exhibit "A"

Being Lot No. 16, in Block D, on a map showing remainder of Blocks C and D of Shoreland Park, recorded in the office of the Register of Deeds of Forsyth County, N.C., in Plat Book 18, page 27(2), to which said map reference is hereby made for a full and complete description. On said map the above lot fronts on the north side of the curve of Kenwick Drive, 89.55 feet and runs northwardly 182.49 feet on the east line and 208.72 feet on the west line and it has two rear lines, the northwest of which is 47.40 feet and the north line is 124.18 feet.