

2005004974 00209



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

\$49.00

PRESENTED & RECORDED:

01-26-2005 02:52 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2536

PG: 3670-3672

ENVELOPE

DRAFTED BY: Renita Thompkins Linville	Tax Block-Lot: 0415 011
Mail after recording to: GRANTEE	Mail after recording to: GRANTEE
1335 N. Jackson Avenue Winston-Salem, NC 27101	1335 N. Jackson Avenue Winston-Salem, NC 27107

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26 day of January, 2005, by and between

GRANTOR Helen L. Gwyn (Unmarried)	GRANTEE Charles B. Miller (Divorced)
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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 (\$1.00 & O.V.C.) one dollar and other valuable consideration to be paid by the Grantee, in 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 FORSYTH County, North Carolina more particularly described as follows:

**SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION WHICH IS
HEREBY INCORPORATED BY REFERENCE**

PROPERTY ADDRESS: 1335 N. Jackson Avenue, Winston-Salem, NC 27101

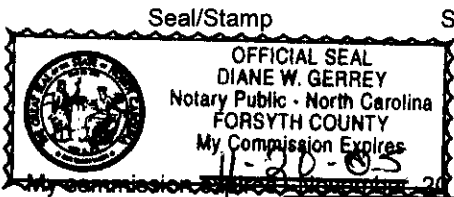
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, is free and clear from all encumbrances, and the Grantor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

Easements, restriction and right-of-way on record, if any; and further subject to ad valorem property taxes for the current year, prorated through the date of closing.

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

_____(Seal) Helen L. Gwyn (Seal)
Helen L. Gwyn
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

Seal/Stamp STATE OF NORTH CAROLINA - FORSYTH County
I, _____, a Notary Public of _____ County do hereby certify that _____ President of _____ personally appeared before me and acknowledged on behalf of the corporation, the due execution of the following instrument.
Witness my hand and notarial seal this the ____ day of _____, 2003.
My commission expires _____, 20____ Notary Public



Seal/Stamp STATE OF NORTH CAROLINA - FORSYTH County
I, Diane W. Gerrey a Notary Public of Forsyth County do hereby certify that Helen L. Gwyn personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 26 day of January, 2005.
_____, 2005. Diane W. Gerrey Notary Public

Seal/Stamp STATE OF NORTH CAROLINA - FORSYTH County
I, _____, a Notary Public of _____ County do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the ____ day of _____, 20____
My commission expires _____, 20____ Notary Public

Seal/Stamp STATE OF NORTH CAROLINA - FORSYTH County
I, _____, a Notary Public of _____ County do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the ____ day of _____, 20____
My commission expires _____, 20____ Notary Public

The foregoing Certification(s) of Diane W. Gerrey is/are certified to be correct at the date of recordation shown on the first page thereof
Register of Deeds for FORSYTH County by: Dickie C. Wood Deputy/Asst.

EXHIBIT A

That certain tract of land situated in the City of Winston-Salem, Township of Winston, County of Forsyth, North Carolina and more particularly described as follows:

Lot 11, "Eastern Heights," plat of which is recorded in Deed Book 73, page 547, and re-recorded in Plat Book 8, Page 23, Forsyth County Registry and reference to both of which plats is hereby made for a more particular description.

For further reference being known and designated as Lot 11, Block 415, in the tax records for Winston Township as the same are now constituted.

Property Address: 1335 North Jackson Avenue
Winston-Salem, NC 27101