

2005011446 00275



FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-24-2005 03:55 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2543

PG: 3613-3615

ENVELOPE

DRAWN BY: David Cannady, Sr. 113 W. 25th. Street
Winston-Salem, North Carolina. 27105 (Without Title Examination)

Grantees' Mailing Address: David Cannady, Sr. and Juanita D. Cannady, 113 W. 25th.
Street Winston-Salem, North Carolina. 27105.

NORTH CAROLINA)
) DEED
FORSYTH COUNTY)

This deed made and entered into this 24th. day of February, 2005, by and
between David J. Cannady, Sr. and Juanita D. Cannady, 113 W. 25th. Street, Winston-
Salem, North Carolina 27105, *Grantors* and David J. Cannady, Sr. and Juanita D.
Cannady, 113 W. 25th. Street, Winston-Salem, North Carolina 27105, *Grantees*.

WITNESSETH:

Grantors, for and in consideration of the sum of Ten Dollars and other good and
valuable consideration to them in hand paid by the said Grantees, the receipt of which is
hereby acknowledged, has bargained and sold their interests and by these presents do
grant, bargain, sell and convey unto the said Grantees and their heirs and assigns their
entire interest in a certain tract or parcel of land lying and being in Winston Township,
Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

The above conveyed property is the northern portion of property
conveyed to Grantors by Deed 2092 at Page 163.

To have and to hold the aforesaid tract or parcel of land together with all of the interests, privileges and appurtenances thereunto belonging to them, the said Grantees and their heirs and assigns in fee simple forever.

And said Grantors covenant that they are seized of their interest in said land in fee and have the right to convey their interest in fee simple, that the same is free and clear of all other encumbrances except as above stated and except for ad valorem taxes, easements, restrictions, covenants and rights-of way of record, if any; and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever, except as noted of record.

In Testimony Whereof, said Grantors have hereunto set their hands and seals on the day and year first above written.

David J. Cannady Sr. (SEAL) Juanita D. Cannady (SEAL)
David J. Cannady, Sr. Juanita D. Cannady

State of North Carolina
Forsyth County

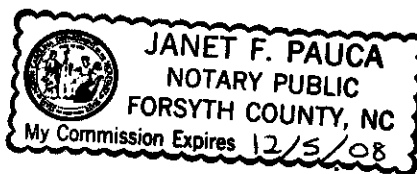
I, Janet F. Pauca, Notary Public of said County, do hereby certify that David J. Cannady and Juanita D. Cannady, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and OFFICIAL SEAL, this the 24 day of February, 2005.

[OFFICIAL SEAL]

[Signature]
Notary Public

My Commission Expires: Dec. 5, 2008



STATE OF ~~NC~~ FORSYTH CO The foregoing certificate(s) of:

Janet F. Pauca 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: [Signature] Deputy/Asst.

EXHIBIT "A"

Commencing at an EIP on the western right of way line of Mineral Avenue (40' right of way) and corner with David J. Cannady and Juanita D. Cannady, and being N 5°19'39" E, a distance of 992.39' from the intersection with Ontario Street, said point being the POINT OF BEGINNING; thence new line with said Cannady, N 83°36'22" W, a distance of 199.79' to an existing iron pipe and corner with Chamption Industries, Inc.; thence with said Chamption Industries, Inc. the following two courses: N 6°29'54" E, a distance of 79.92' to an existing iron pipe; thence S 83°41'18" E, a distance of 190.94 to an existing iron pipe marking the 60.00' right of way line of Mineral Avenue: thence S 83°41'18" E, a distance of 9.30' to an existing iron pipe in the 40.00' right of way line of Mineral Avenue; thence with the western right of way line of said street S 6°49'34" W, a distance of 80.21' to the POINT OF BEGINNING; said described tract containing 0.37 Acres (16,013.66 sq. ft.), more or less as shown on survey by Clay V. Fulton dated December 11, 2004 and shown as Job No. 04-043.

MINOR SUBDIVISION
APPROVAL
Gary Roberts, 12/30/04
Director, City-County Planning Board date