

2005024339 00148


 FORSYTH CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$224.00**  
 PRESENTED & RECORDED:  
 04-20-2005 11:23 AM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: ROSALYN E MARSH DEPUTY  
**BK: RE 2558**  
**PG: 1665-1667**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 224.00

Parcel Identifier No. 3494 008 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310, WINSTON-SALEM,

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: LT 8, BLK D, CAUDLE CREST

THIS DEED made this 20th day of April, 2005, by and between

GRANTOR	GRANTEE
SANDRA WITT DICKINSON AND HUSBAND, CHARLES F. DICKINSON, JR.	CHARLES FARGASON AND WIFE, AMY S. FARGASON 176 LAURA AVE. WINSTON SALEM, NC 27105

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, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book 16 page 148.

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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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

*Sandra Witt Dickinson* (SEAL)  
SANDRA WITT DICKINSON

By: \_\_\_\_\_  
Title: \_\_\_\_\_

*Charles F. Dickinson, Jr.* (SEAL)  
CHARLES F. DICKINSON, JR.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

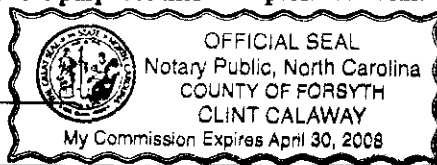
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that SANDRA WITT DICKINSON and wife, CHARLES F. DICKINSON, JR. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of April, 2005

My Commission Expires: \_\_\_\_\_



*Clint Calaway*  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of *Clint Calaway ND* is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS  
Register of Deeds for FORSYTH County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**EXHIBIT "A"**

Property Address: 176 Laura Avenue  
Winston-Salem, NC

Lying and being North of the municipal limits of the City of Winston-Salem, North Carolina, and being known and designated as Lot No. 8 in Block "D" as shown on the Map of Caudle Crest (being a part of the Estate of John Caudle), as surveyed by J. E. Ellerbe, C. E., 20 April, 1953, and recorded in Book of Plats No. 16, Page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is expressly made for a full, complete and definite description.

This conveyance is made and accepted subject to the following conditions and restrictions:

1. All lots as shown on the Map of Caudle Crest, in Block "A", "B" and "D", shall be used for residential purposes only.
2. No residence shall be erected nearer the front property line than 40 feet nor nearer the side property lines than 10 feet; this shall not apply to garages and outbuildings that may be erected on the rear of said property.
3. No residence shall be erected on this property that shall have less than 750 square feet of floor space, exclusive of porches, garages and car ports.

See Deed in Deed Book 746, Page 41, Deed Book 793, Page 35; Deed Book 668, Page 272, Forsyth County Register of Deeds Office.