

2005056115 00197  
 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXTX  
**\$80.00**  
 PRESENTED & RECORDED:  
 08-25-2005 03:20 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: PATSY RUTH DAVIS DPTY  
**BK: RE 2594**  
**PG: 4197-4198**

DRAFTED BY: Milton B. Crotts  
 MAIL AFTER RECORDING TO:  
 Milton B. Crotts  
 Box # 87

TAX BLOCK & LOT: 4403 013J  
 PARCEL ID: 5874-72-3109  
 MAIL FUTURE TAX BILLS TO:  
 4765 Kinnamon Road  
 Winston-Salem, NC 27103

## FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This WARRANTY DEED made this 25<sup>th</sup> day of August, 2005, by and between

Grantor	Grantee
Howard Junior Davis and wife, Irene F. Davis	Wayne V. Smith

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or neuter as required by context. WITNESSETH, that the Grantor, in consideration of (\$10.00 & OVC) TEN AND NO/100THS DOLLARS to them paid by the Grantee, the receipt of which is hereby made 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 in Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the center of a twenty-foot road, same being the northeast corner of Carson Tilley and also being the northeast corner of Lot 13G, Block 4403, Forsyth County Tax Map; thence South 89° 13' East 165 feet to an iron stake; thence a new line South 0° 47' West 264 feet to an iron stake; thence on a new line North 89° 13' West 165 feet to an iron stake; thence North 0° 47' East 264 feet to the point and place of beginning.

Being the exact and same property described in Deed recorded in Deed Book 1125, Page 0236, Forsyth County, NC, Registry.

Property Address: 713 Styers Ferry Trail, Clemmons, NC 27012

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, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Easements and Restrictions of Record

IN WITNESS WHEREOF the Grantor has set her 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.

Howard Junior Davis (Seal)  
HOWARD JUNIOR DAVIS

Irene F. Davis (Seal)  
IRENE F. DAVIS

STATE OF NORTH CAROLINA-FORSYTH COUNTY



I, Tammy Horne, a Notary Public of Forsyth County, NC, do hereby certify that HOWARD JUNIOR DAVIS and wife, IRENE F. DAVIS personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this the 25<sup>th</sup> day of August, 2005.

Tammy Horne, Notary Public

Affix notary seal  
or stamp here

My commission expires: 8-30-08

STATE OF NORTH CAROLINA-FORSYTH COUNTY

This foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct at the date of recordation shown on the first page thereof.

DICKIE C. WOOD, Register of Deeds for Forsyth County by:

\_\_\_\_\_  
Deputy/Assistant

STATE OF NC - FORSYTH Co  
Tammy L. Horne The foregoing certificate(s) of:  
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.