

ENVELOPE

2005083140 00260 ✓

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

\$180.00

PRESENTED &amp; RECORDED:

12-19-2005 12:53 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2625

PG: 4035-4037

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180<sup>00</sup>

Parcel Identifier No. Block 1048 Lot 203 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: GRANTEE 1809 Gaston St. Winston-Salem, NC 27103

Mail Future Tax Bills to: Same as above NO TITLE SEARCH REQUESTED OR PERFORMED

This instrument was prepared by: Tornow &amp; Kangur, L.L.P.

Brief description for the Index Lot 203 Block 1048

THIS DEED made this 11th day of November, 2005, by and between

## GRANTOR

JAMES R. PETTYJOHN and wife  
NORMA O. PETTYJOHN

## GRANTEE

ANDREW LYON BREWER, unmarried

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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2145 Page 1162.  
A map showing the above described property is recorded in Plat Book 2 Page 96.

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: **Subject to all easements, rights-of-way, and restrictions of record, if any, and ad valorem taxes for the current year.**

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

James R. Pettyjohn (SEAL)  
JAMES R. PETTYJOHN

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

Norma O. Pettyjohn (SEAL)  
NORMA O. PETTYJOHN

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

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

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

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

State of NC - County of Forsyth



I, the undersigned Notary Public for the County and State aforesaid, certify that James R. Pettyjohn and wife Norma O. Pettyjohn acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of December 2005.

My Commission Expires: July 28, 2006

Monica F. Fickett  
Notary Public

State of \_\_\_\_\_ - 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 each 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 \_\_\_\_\_ - County of \_\_\_\_\_

I, the undersigned Notary Public for the County and State aforesaid, certify that \_\_\_\_\_ acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_ 2005

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

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ 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.  
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

BEGINNING at an iron stake in the North line of Gaston Street, said stake being 55 feet Westwardly from the Northwest intersection of said street and Gales Avenue; running thence North on a line parallel with Gales Avenue 155 feet more or less to a stake in the South line of Lot No. 85; thence West with the line of Lot No. 85 a distance of 55 feet; thence South on a line parallel with Gales Avenue 150 feet more or less to the said Gaston Street; thence Eastwardly with Gaston Street 55 feet or more less to the BEGINNING; being part of Lots Nos. 86 and 87, on the map of Ardmore, Section 4, as recorded in Plat Book 2, Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina; and being in all respects the same property as that described in deed to Philip D. Thompson, et ux recorded in Book 837, Page 10, Forsyth County Registry.