

ENVELOPE

2006014334 00095

FORSYTH CO, NC FEE \$20.00

GIFT DEED

PRESENTED & RECORDED:

03-10-2006 10:48 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2644

PG: 3275-3277

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$0.00/NTC - GIFT DEED

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2005.
BY: _____

Mail/Box to: 8701 Crestbrook Road, Rural Hall, North Carolina 27045

This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: _____ 3 tracts

THIS DEED made this the 21st day of December 2005, by and between:

<i>GRANTORS</i>	<i>GRANTEES</i>
ROSA LEE WILLIAMS, widow	RANDY C. CLAYTON and RICKEY L. CLAYTON

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 those certain lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1776, Page 3658, Book 1627, Page 2040 and Book 1649, Page 2202.

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

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:

Any Easements and Restrictions of Record and 2006 Ad Valorem Taxes, not yet due and payable.

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

Rosa Lee Williams (SEAL)
ROSA LEE WILLIAMS


<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that ROSA LEE WILLIAMS 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 <u>9th</u> day of December, 2005 <u>March, 2006</u></p> <p><i>Christina L. Osborne</i> Notary Public <u>Christina L. Osborne</u> My Commission Expires: <u>8/01/09</u></p>
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Exhibit "A"

TRACT NO. 1

BEING KNOWN AND DESIGNATED as Lot 1 on the Map showing Yarborough-Leinback's property, recorded in Plat Book 18, page 155 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

TRACT NO. 2

BEING known and designated as Lot No. 36 as shown on the Map of WINSOR FOREST, section 2, which is recorded I Plat book 19, at page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

TRACT NO. 3

BEGINNING at a point said point being an existing iron pipe located in the Northern right of way line of Edith Avenue and also being the Southeast corner of Lot no. 36 as shown on the map of Windsor Forest, Section II recorded in the Office of the Register of Deeds of Forsyth County, North Carolina at Plat Book 19, at page 89 thence running along the Eastern line of Lot no. 36 North 21 degrees 00 min. 09 seconds East 140.;75 feet to an existing iron pipe; thence running along a new line South 13 degrees 44 minutes 35 seconds East 140.35 feet to a new iron pipe said pipe lying in the Northern right of way line of Edith Avenue; thence along said right of way line North 74 degrees. 05 min. West 9.8 feet to a point; thence North 73 degrees 37 minutes 320 seconds West 9.0 feet to the point and place of BEGINNING; said described property being a triangular portion of Lot No. 37 as shown on the map of Windsor Forest II as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, as recorded in Plat Book 19, at pate 89 and being the same property as shown on the map entitled Property of Lawrence Williams and wife, Rosa Lee Williams as drawn by Larry L. Callahan, Registered Land Surveyor as revised on June 24, 1988, to which map reference is hereby made for a more particular description. Also being known as a portion of Tax Lot No. 37, Block 3604, Forsyth County Tax. Office.