

ENVELOPE

This instrument drafted by:

Darren S. Cranfill

After recording, mail to:

Grantee: 416 Montcrest Drive
Kernersville, NC 27284

Block 2284, Lots 8 & 9A

Stamps: \$ 150.00

North Carolina)

)

GENERAL WARRANTY DEED

Forsyth County)

)

This deed made this the 5th day of July 2006, by Jeremie C. Fair, Trustee for the M. Young Family Trust #4016 (Grantor") to Jason M. Collins ("Grantee").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to him paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, his heirs and assigns, a tract or parcel of land in the County of **Forsyth** and State of North Carolina, and bounded as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A"
 Attached hereto and incorporated herein by reference.

The above land was conveyed to Grantor in Deed Book 2672, Page 3743 and rerecorded in Book _____, Page _____ to correct minor errors in the legal description pursuant to NC GS 47.36.1, **Forsyth** County Registry.

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and his heirs and assigns forever.

And the said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2006 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the date first above written.

M. YOUNG FAMILY TRUST #4016

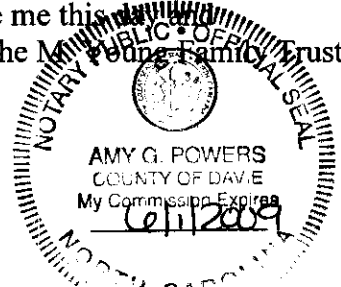
Jeremie C Fair (SEAL)
By: Jeremie C. Fair, Trustee

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I, Amy G. Powers, Notary Public for Davie County, North Carolina, hereby certify that Jeremie C. Fair, Trustee for the M. Young Family Trust #4016 appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the M. Young Family Trust #4016.

My Commission Expires: June 1, 2009

Witness my hand and official seal, this the 5th day of ~~June~~^{July}, 2006.



Amy G Powers
NOTARY PUBLIC

NORTH CAROLINA – FORSYTH COUNTY

The foregoing certificate of Amy G. Powers, Notary Public for Davie County, North Carolina is certified to be correct. This the ____ day of June, 2006.

Deputy/Asst.

EXHIBIT "A"

4016 DALTON STREET
WINSTON-SALEM, NC 27105

BEGINNING at a point on the western edge of Dalton Street, said point being the Southeastern corner of Lot Number 7 of the map described below and running thence along the edge of Dalton Street South 2 deg. 20 min. West 90 feet to a point; thence on a new line North 88 deg. 14 min. West 200 feet to a point on the Eastern edge of Lot Number 20; thence along the Eastern edge of Lot Number 20 and Number 19, North 2 deg. 20 min. East 90 feet to a point; thence South 88 deg. 14 min. East 200 feet to the point and place of BEGINNING. Being known and designated as Lot 9 as shown on the Map of Daltonia #3 Lot #4, as recorded in Plat Book 10, Page 75 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat being made for a more particular description.