

2006047778 00302  
 FORSYTH CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$378.00**  
 PRESENTED & RECORDED:  
 07-31-2006 01:16 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: PATSY RUTH DAVIS DPTY  
**BK: RE 2682**  
**PG: 1020-1022**

Tax Block 4634, Lot 119 \$ 378.00 30224 Parcel Identifier No. 5897-93-6609  
 Mail after recording/future tax bills to: Grantee, 2651 Spicewood Drive, Winston-Salem, NC 27106  
 This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 18th day of July, 2006, by and between

GRANTOR	GRANTEE
<b>JOSEPH J. SANGALLO, JR. and wife, DOROTHY R. SANGALLO</b>	NANNETTE S. FLIPPIN, SINGLE

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

**BEGINNING** at an iron stake marking the northwestern corner of Sangallo, Deed Book 2033, Page 1042, Forsyth County Registry, and the eastern right-of-way line of Spicewood Drive and running thence with the eastern right-of-way line of Spicewood Drive, North 27° 39' 07" West 258.34 feet to an iron stake marking a new corner of McKaughn, Deed Book 2033, Page 1053, Forsyth County Registry; running thence with the southern line of McKaughn and falling in with the southern line of Cruz, South 85° 56' 05" East 628.78 feet to an iron stake in the western line of Himes, Deed Book 1944, Page 2629, Forsyth County Registry; running thence with Himes' western line, South 05° 04' 44" West 174.79 feet to an iron stake marking the northeastern corner of Sangallo; running thence with Sangallo's northern line, South 88° 37' 40" West 420.42 feet to an iron stake and South 89° 55' 59" West 71.52 feet to the point and place of **BEGINNING**, containing 2.58 acres, more or less, according to a survey entitled "Loraine C. McKaughn" dated March 13, 2001, prepared by Phillip R. Ball, RLS, bearing Job No. LS 2492. Also being known and designated as Tax Block 4634, Lot 119, Vienna Township, Forsyth County Tax Maps as presently constituted. For further reference, see Deed Book 2182, Page 4635, Forsyth County Registry.

**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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

*Joseph J. Sangallo, Jr.* (SEAL)  
JOSEPH J. SANGALLO, JR.

*Dorothy R. Sangallo* (SEAL)  
DOROTHY R. SANGALLO

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOSEPH J. SANGALLO, JR. and wife, DOROTHY R. SANGALLO, Grantors.

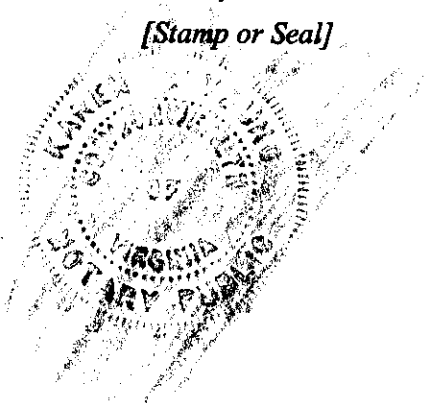
Date: 7/24/06

[Stamp or Seal]

*Karen P. Young*  
Signature of Notary

Karen P. Young  
Typed or Printed Name of Notary

My Commission expires: 12/31/2008



**EXHIBIT "A"**

BEGINNING AT A POINT on the Eastern right-of-way line of Willmeade Drive, said point being the Northwestern corner of Lot No. 24 of the Plat described below and running thence along Willmeade Drive North 14 degrees 49 minutes West 159.90 feet to a point, thence on a curve the cord of which is North 45 degrees 12 minutes East 34.83 feet to a point in the Southern edge of Fanwood Circle; thence along the edge of Fanwood Circle South 74 degrees 13 minutes East 268 feet to a point, thence South 01 degrees 12 minutes East 119 feet to a point in the Northern line of Lot No. 24; thence South 88 degrees 31 minutes West 188 feet to the Place of Beginning. Being known and designated as all of Lot No. 23 with the exception of a 12-foot strip along the entire back line which was deeded to Donald Boles and wife, Nancy G. Boles, recorded in Deed Book 851 at Page 514, said Lot No. 23 being shown on the Map of Fairview Estates, Section No. 3 and recorded in Plat Book 19 at Page 119 in the Forsyth County Registry.

The following restrictions are a part of the considerations and shall be binding upon grantees and their successors for a period of 25 years from date of this instrument: (1) Dwellings shall have a setback of 60 feet from front property line and 15 feet on side line; (2) No Junk Yard of any nature upon lot; (3) No commercial buildings; (4) Same requirements with reference to live stock and fowl as required by the City of Winston-Salem, N. C.; (5) No dwelling to be erected costing less than \$8,500.00; (6) No house to be built containing less than 1100 square feet of floor space plus porches, garage or car port. (7) No house to be built with roof pitch less than four inches per foot.