

2006053260 00147

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

\$113.00

PRESENTED &amp; RECORDED:

08-23-2006 12:51 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2688

PG: 594-596

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 113.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_Mail/Box to: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310, WINSTON-SALEM,This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 23rd day of August, 2006, by and between

## GRANTOR

Robert G. Spaugh, Executor of the Estate  
of Mabel R. Davis

## GRANTEE

DOROTHY LOUISE HOWERTON  
4300 TISE AVE  
WINSTON-SALEM, NC 27105

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, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book 1 page 106.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

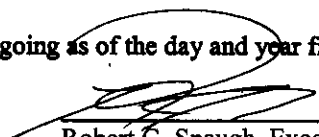
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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

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

\_\_\_\_\_  
(Entity Name)

  
Robert G. Spaugh, Executor of \_\_\_\_\_ (SEAL)

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

\_\_\_\_\_  
of Mabel R. Davis \_\_\_\_\_ (SEAL)

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

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

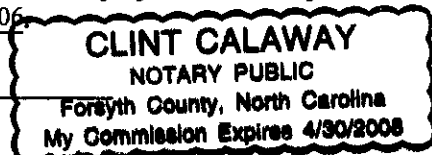
By: \_\_\_\_\_  
Title: \_\_\_\_\_

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

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert G. Spaugh, Executor of the Estate of Mabel R. Davis 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 23rd day of August, 2006.

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



  
\_\_\_\_\_  
Notary Public

State of North Carolina - 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 such 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 North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

Beginning at a stake, the northwest corner of Newton Street and Tise Avenue, in Montview, and running thence northwardly, along the west side of Tise Avenue, 231.3 feet to a stake, the southeast corner of Lot #464, thence westwardly, along the south line of Lot #464, 75 feet to a stake, the northeast corner of Lot #462, thence southwardly, along the east line of Lot #462, 241.4 feet to a stake in the north margin of Newton Street, the southeast corner of Lot #462, thence eastwardly, along the north margin of Newton Street, 75.69 feet to the stake and place of beginning. Said property being known and designated as Lot #461, as shown on plat of Montview Development, recorded in Register of Deeds Office, Forsyth County, N. C., in Plat Book 1, Page 106.