

2007064213 00312

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

\$199.00

PRESENTED & RECORDED:

11-05-2007 04:43 PM

KAREN GORDON

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2794

PG: 331-333

Mail deed and tax bills to Grantee: **4016 Dalton Street, Winston-Salem, NC 27105**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284Excise Tax: \$ 199.00

Brief description: **Lot 8 and part of Lot 9, Daltonia**

NORTH CAROLINA
FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 5th day of November, 2007, by and between:

GRANTOR:

JASON M. COLLINS and wife, RACHEL H. COLLINS

GRANTEE:

ROBIN M. SCALES

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

See attached **Exhibit A** which is incorporated herein by reference.

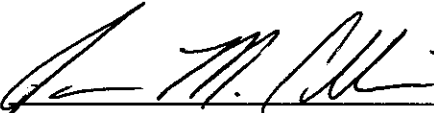
Property Address: **4016 Dalton Street, Winston-Salem, NC 27105**


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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Jason M. Collins


 (Seal)
Rachel H. Collins

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jason M. Collins and wife, Rachel H. Collins**

November 5, 2007.

Place notary seal below this line:


 Notary Public
 Print/Type Name: Sonya R. Turner-Sledge

My Commission Expires: May 29, 2012

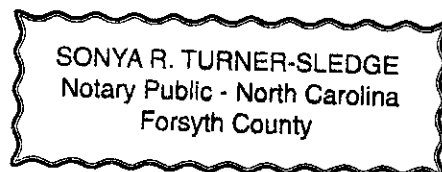


EXHIBIT A

**Robin M. Scales
Lot 8 and part of Lot 9, Daltonia
4016 Dalton Street**

Property Description:

BEGINNING at a point on the western edge of Dalton Street, said point marking the southeastern corner of Lot 7, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the edge of Dalton Street, South $02^{\circ} 20'$ West 90.00 feet to a point; thence a new line, North $88^{\circ} 14'$ West 200.00 feet to a point on the eastern edge of Lot 20, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the eastern edge of Lot 20 and Lot 19, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry), North $02^{\circ} 20'$ East 90.00 feet to a point; thence South $88^{\circ} 14'$ East 200.00 feet to a point marking the point and place of BEGINNING.

The above described property is **all of Lot 8 and the northern one-half of Lot 9 in Block/Lot 4 of Daltonia No. 3 recorded in Plat Book 10, Page 75, Forsyth County Registry.**

This is the same property as described in Book 2676, Page 170, Forsyth Registry and is designated as Tax Lots 008 and 009A in Block 2284 on the Forsyth County tax maps.