

2008003704 00100

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-24-2008 11:46 AM

KAREN GORDON

REGISTER OF DEEDS
BY: SHANNON BOSTIC-GRIFFITH
DPTY

BK: RE 2808

PG: 1630-1632

ENVELOPE

Excise Tax \$0.00

Do NOT write above this line.

Recording: Time, Book and Page

North Carolina General Warranty DeedThis instrument prepared by: John F. Morrow

Brief description for the Index

This Deed made this 23 day of January, 20 08, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor:COLLICE B. CRANFORD (Widow)2333 Leight StreetWinston-Salem, NC 27107**Grantee:**MICHAEL DEAN CRANFORD (Single)2333 Leight StreetWinston-Salem, NC 27107**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:**Property:** City of Winston-Salem,
Township of Winston, County of Forsyth, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book _____, Page _____, _____ County.

A map showing the property is recorded in Plat Book 10, Page 116, Forsyth County.

The legal description of the Property is:

SEE ATTACHED EXHIBIT A

Continued on Page 2

After recording mail to:

Michael Dean Cranford2333 Leight StreetWinston-Salem, NC 27107

Tax Lot No. _____

Parcel Identifier No. _____

Verified By _____ County,

on the _____ day of _____, 20____.

By _____

Continued from Page 1

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity	Individual
Name: _____	<u>Collice B. Cranford</u> (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)
By: _____	_____ (Seal)
Title: _____	_____ (Seal)

SEAL-STAMP **INDIVIDUAL**
 STATE OF North Carolina COUNTY OF Forsyth
 I, a Notary Public of the County and State aforesaid, certify that Collice B. Cranford
(widow)
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
 Witness my hand and official stamp or seal, this 23 day of January, 2008.
 My Commission Expires: Feb. 16, 2011 James C. Frye Notary Public

SEAL-STAMP **INDIVIDUAL**
 STATE OF _____ COUNTY OF _____
 I, a Notary Public of the County and State aforesaid, certify that _____
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
 Witness my hand and official stamp or seal, this _____ day of _____, 20____.
 My Commission Expires: _____ Notary Public

SEAL-STAMP **ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership**
 STATE OF _____ COUNTY OF _____
 I, a Notary Public of the County and State aforesaid, certify that _____
 personally came before me this day and acknowledged that he is _____ 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 an act of the Entity, has signed the foregoing instrument in its name
 and on its behalf as its act and deed.
 Witness my hand and official 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 FORSYTH COUNTY

By _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

TRACT ONE:

BEGINNING at an iron stake, northeast corner of the intersection of Leight Street and Burgoyne Court; running thence with the east line of Leight Street North $08^{\circ} 34'$ East 188.5 feet to an iron stake in Weir's south line; thence with Weir's south line South $88^{\circ} 51'$ East 203 feet to an iron stake; thence south $1^{\circ} 09'$ West 187 feet to an iron stake in the north line of Burgoyne Court; thence with the north line of said court north $88^{\circ} 51'$ West 227.2 feet to the BEGINNING; being Lots Nos. 1 and 2 on unrecorded map of Sprague Street Vista, and being part of Tract No. 2 of the J. J. Leight Property as shown on map recorded in Plat Book 10, page 116, in the office of the Register of Deeds of Forsyth County, North Carolina. This is the same property as that described in Deed Book 874 at page 552 of the Forsyth County Registry.

TRACT TWO:

BEGINNING at an existing iron pin on the southeastern line of J. W. Weir (Deed Book 784 at Page 280) said corner also being at the southwest corner of Clyde Keith Hinsdale (Deed Book 1758 at Page 2233) and running thence, a new line, North $87^{\circ} 43' 30''$ West 171.23 feet to an old axle found on the eastern right of way for Leight Street, a 60 foot right of way; thence with the eastern margin of said right of way a circular curve to the left with a radius of 1,059.54 feet and an arc distance of 25.00 feet (chord being North $2^{\circ} 49' 29''$ East 25.00 feet) to a new iron pin; thence, a new line, South $87^{\circ} 43' 30''$ East 170.93 feet to a new iron pin; thence South $02^{\circ} 08' 22''$ West 25.00 feet to the point and place of beginning and containing 0.098 acres as shown on unrecorded survey by Ronald Lee Oxendine, Registered Land Surveyor, dated August 25, 1998.