

2009009889 00029

FORSYTH CO, NC FEE \$20.00



GIFT DEED

PRESENTED & RECORDED:

03-12-2009 10:39 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPTY

BK: RE 2878

PG: 3032-3034

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **Gift Deed**

Block 0914, Lot 008

Mail/Box to: Grantee

Grantee's Address: 1801 Saffron Place

Winston-Salem, NC 27127

This instrument was prepared by: R. Brandt Deal

Brief Description for the Index: Lot 8, Clinard Crest

This Deed made this 11 day of March, 2009, by and between

GRANTOR: Margaret V. Speas (Widow)

GRANTEE: Derrick A. Speas

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantor acquired the property hereinabove described by instrument recorded in Book 680, Page 23, 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, the 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:

Easements and restrictions of record, if any and 2008 ad valorem taxes.

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

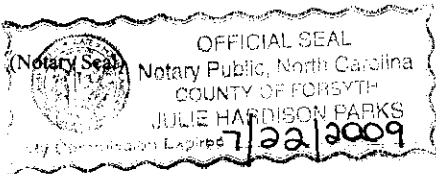
Margaret V. Speas (Seal)
Margaret V. Speas (Widow)

_____ (Seal)

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Julie Hardison Parks, a Notary Public of Forsyth County, State of North Carolina, certify that Margaret V. Speas (Widow) personally came before me this day and she acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 10 day of March, 2009.



Julie Hardison Parks
Notary Public
Print Name: Julie Hardison Parks
My Commission Expires: 7/22/2009

EXHIBIT "A"

BEGINNING at an iron stake on the west side of Thurmond Street, said stake being the southeast corner of Lot No. 9; running thence in a westernly direction along the north line of Lot No. 9 218.1 ft. to an iron stake, the southwest corner of Lot No. 9; running thence in a southernly direction along the east line of Children's Home Property 50 ft. to an iron stake, the northwest corner of Lot No. 7; running thence in an easternly direction along the north line of Lot No. 7 223.3 ft. to an iron stake, in the west line of Thurmond Street; running thence in a northernly direction along the west line of Thurmond Street 50 ft. to the place of beginning. Being all of Lot No. 8, Map of Clinard Crest, Winston-Salem, N.C. Surveyed by Fred Funsler, C. E., recorded in Plat Book 10, Page 92, Office of the Register of Deeds, Forsyth County, N.C.

Descriptions/Speas Margaret V/pk