

2009018917 00240

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX**\$128.00**

PRESENTED &amp; RECORDED:

05-04-2009 04:16 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS  
BY: E NAVARRO  
DPY**BK: RE 2888****PG: 2494-2496****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ #76

Parcel Identifier No.: Block 717 Lots 31, 32 &amp; 33

Return after recording to: Grantees @ 1256 Piney Grove Church Rd. Danbury, NC 27016

Mail tax bills to Grantee: same as above

This instrument was prepared by: Tornow &amp; Kangur, L.L.P.

Brief description for the Index: Lots 31, 32 &amp; 33 Winston-Salem Land and Investment Company

THIS DEED made this 28th day of April, 2009, by and between,

GRANTOR	GRANTEE
<b>LEE CALVIN DIETZ and wife CAROLYN ALLEN DIETZ</b>	<b>STEVEN G. COLE and wife PATRICIA GODFREY COLE</b>

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 Walkertown, Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED FOR FURTHER PROPERTY DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1518, Page 523, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 147.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Lee Calvin Dietz (SEAL)  
Lee Calvin Dietz

Carolyn Allen Dietz (SEAL)  
Carolyn Allen Dietz

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: Lee Calvin Dietz and wife Carolyn Allen Dietz.

Date: May 4, 2009

Ellen E Middleton  
Notary Public

Ellen E. Middleton  
printed or typed name of notary public

ELLEN E. MIDDLETON  
Notary Public - North Carolina  
Forsyth County

My Commission Expires: April 29, 2013

State of \_\_\_\_\_, County of \_\_\_\_\_

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 herein and in the capacity indicated: .

Date: \_\_\_\_\_

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

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

\_\_\_\_\_  
printed or typed name of notary public

## Exhibit "A"

BEGINNING at the Southeastern corner of Sunnyside Avenue and Monmouth Street; thence running Southwestwardly with said avenue, 141.42 ft to an alley; thence Eastwardly with said alley, 52.6 ft.; thence Northwardly 100 ft. to Monmouth Street; thence Westwardly with Monmouth Street, 152.58 ft. to the Place of BEGINNING. BEING LOTS 31,32, and 33 in Block 48 as shown on the Map of Winston Salem Land and Investment Company, recorded at Book 40, Page 395 and as more particularly described and recorded in Plat Book 4, Page 147 in the FCR. Being the same property conveyed to N.S. Mullican by Alan S. O'Neal, trustee, by Trustee's Deed dated September 5, 1939, and filed for record in the Office of the Forsyth County Register of Deeds, Forsyth County, North Carolina.