



2010027453 00077

FORSYTH CO, NC FEE \$22.00  
 STATE OF NC REAL ESTATE EXT  
**\$320.00**

PRESENTED &amp; RECORDED:

07-22-2010 11:09:00 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

ASST

**BK: RE 2955****PG: 3721-3722**

Box 76

Excise Tax \$ 320.00

PIN: 6825-52-8117

Block: 1052 Tax Lot 106

Drawn by: Norman L. NifongProperty Address: 1831 Academy Street, Winston-Salem, NC 27103**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 24<sup>th</sup> day of June, 2010, by and between

GRANTOR	GRANTEE
WILLIAM W. COOPER and wife, AMANDA C COOPER	JAY A. WENTWORTH [ and wife, NANCY W. WELLS
Grantor's address:  4890-F Thales Road Winston-Salem, NC 27104	Grantee's address:  1831 Academy Street Winston-Salem, NC 27103

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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

**BEGINNING** at an iron stake in the northern right-of-way line of Academy Street, said iron stake marking the southwest corner of Tax Lot 107, Block 1052 as described in Deed Book 1362, Page 469; thence from said **beginning point** and with the northern right-of-way line of Academy Street South 84 degrees 00 minutes West 55.90 feet to an iron stake; thence North 2 degrees 09 West 236.94 feet to an iron stake; thence North 85° 50' East 55.44 feet to an iron stake in the west line of Tax Lot 107; thence with the western line of said Tax Lot 107 South 2 degrees 14 minutes East 235.15 feet to an iron stake, the point and place of **BEGINNING**, and being the identical property described in deed recorded in Book 2167 at Page 3453, Forsyth County Registry.

All or a portion of the property herein conveyed does \_\_\_ include the primary residence of Grantor.

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

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever *save and except* taxes for the year 2010.

**IN TESTIMONY WHEREOF**, the Grantors have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

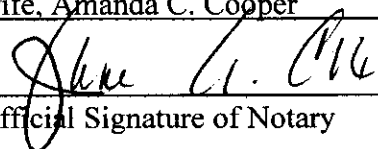
 [SEAL]  
WILLIAM W. COOPER

 [SEAL]  
AMANDA C. COOPER

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: William W. Cooper and wife, Amanda C. Cooper

Date: June 25, 2010

  
Official Signature of Notary

(Official Seal)

Jane A. Cox

Notary's printed or typed name

My commission expires: June 22, 2015

