



2010038257 00145
FORSYTH CO, NC FEE \$22.00

GIFT DEED

PRESENTED & RECORDED:
 10-06-2010 01:43:00 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPTY

BK: RE 2967
PG: 4485-4486

NO TITLE SEARCH PERFORMED OR REQUESTED

Mail after recording to: Derrick A. Speas

Excise Tax: Gift Deed

original to Derrick Speas
 Tax Block: 0914 Lot: 008 PIN: 6826-81-3507.00
 Property address: 1304 Thurmond St. Winston Salem, NC 27105
 Mail future tax bills to: 1801 Saffron Place Winston Salem, NC 27127

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED
This DEED made this the 6th day of October 2010, by and between

Grantors
Derrick A. Speas

Grantees
Margaret V. Speas
Retains Life Estate Then To
Derrick A. Speas

The designation Grantors and Grantees 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, in consideration of (\$1.00 & OVC) one dollars and other valuable consideration to them paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina, and more particularly described as follows:

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 westerly 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 southerly 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 easterly 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 northerly 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 the Plat Book 10, Page 92, Office of the Register of Deeds, Forsyth County, N.C.

THIS DEED IS BEING RECORDED FOR MARGARET V. SPEAS TO RETAIN LIFE ESTATE.

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 covenants with the Grantees, that Grantors is seized of the premises in fee simple, has the right to convey the same fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantors have set their hand(s) and seal(s) the day and year first above written.

Derrick A. Speas (SEAL) *Margaret V. Speas* (SEAL)

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, SEBRENA M. WELCH, a Notary Public of the state of North Carolina, the county of FORSYTH, do hereby certify that MARGARET V. SPEAS and DERRICK A. SPEAS personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 6th day of Oct., 2010.

Seal/Stamp

Sebrene H. Welch Notary Public
My Commission expires: 7-7-2012

