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FORSYTH CO, NC FEE \$28.00
STATE OF NC REAL ESTATE EXTX
\$280.00

PRESENTED & RECORDED:

06-28-2011 12:31:58 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: S. GRIFFITH
ASST

BK: RE 3007

PG: 4189-4192

Drafted by: William E. Rabil, Jr. #55

Mail future tax bills to Grantees at 33 Edith Avenue, Winston-Salem, NC 27106

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of June, 2011, by and between, RANDY C. CLAYTON (Unmarried) and RICKEY L. CLAYTON and wife, ANITA T. CLAYTON, as GRANTORS and JOHN LUKE NICHOLAS and wife, KATHRYN CHRISTINE ROWE, as GRANTEES.

The Grantors' address is P.O. Box 1130, Rural Hall, NC 27045.

The Grantees' address is 33 Edith Avenue, Winston-Salem, NC 27106.

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 Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it 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 of the Grantors' interest in that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described on attached Exhibit A.

Property Address: 33 Edith Avenue, Winston-Salem, NC 27106

PIN NO. 6817-37-8424.00

All or a portion of the property conveyed does not contain the primary residence of the Grantors.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to easements, rights-of-way and restrictive covenants of record, if any, and to ad valorem taxes for

IN WITNESS WHEREOF the Grantors have set their hands and seals, the day and year first above written.

Rickey L. Clayton (SEAL)
RICKEY L. CLAYTON

Anita T. Clayton (SEAL)
ANITA T. CLAYTON

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Rita S. Cain, a Notary Public of said County and State, do hereby certify that on this 27th day of June, 2011, before me personally appeared, RICKEY L. CLAYTON and wife, ANITA T. CLAYTON, who proved to me by satisfactory evidence to be the persons who signed the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 27th day of June, 2011.

Rita S. Cain
Notary Public

Rita S. Cain
Typed or printed name of Notary Public

My Commission expires: 6/8/2015



IN WITNESS WHEREOF the Grantor has set his hand and seal, the day and year first above written.

Randy C. Clayton (SEAL)
RANDY C. CLAYTON

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Rita S. Cain, a Notary Public of said County and State, do hereby certify that on this 27th day of June, 2011, before me personally appeared, RANDY C. CLAYTON, who proved to me by satisfactory evidence to be the person who signed the foregoing document and acknowledged to me that he signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 27th day of June, 2011.

Rita S. Cain
Notary Public

Rita S. Cain
Typed or printed name of Notary Public

My Commission expires: 6/8/2015

(SEAL)



EXHIBIT A

TRACT I :

BEING known and designated as Lot No. 36 as shown on the Map of WINSOR FOREST, section 2, which is recorded I Plat book 19, at page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

TRACT II :

BEGINNING at a point said point being an existing iron pipe located in the Northern right of way line of Edith Avenue and also being the Southeast corner of Lot no. 36 as shown on the map of Windsor Forest, Section II recorded in the Office of the Register of Deeds of Forsyth County, North Carolina at Plat Book 19, at page 89 thence running along the Eastern line of Lot no. 36 North 21 degrees 00 min. 09 seconds East 140.75 feet to an existing iron pipe; thence running along a new line South 13 degrees 44 minutes 35 seconds East 140.35 feet to a new iron pipe said pipe lying in the Northern right of way line of Edith Avenue; thence along said right of way line North 74 degrees. 05 min. West 9.8 feet to a point; thence North 73 degrees 37 minutes 320 seconds West 9.0 feet to the point and place of BEGINNING; said described property being a triangular portion of Lot No. 37 as shown on the map of Windsor Forest II as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, as recorded in Plat Book 19, at page 89 and being the same property as shown on the map entitled Property of Lawrence Williams and wife, Rosa Lee Williams as drawn by Larry L. Callahan, Registered Land Surveyor as revised on June 24, 1988, to which map reference is hereby made for a more particular description. Also being known as a portion of Tax Lot No. 37, Block 3604, Forsyth County Tax. Office.

Property Address: 33 Edith Avenue, Winston-Salem, NC 27106

PIN No. 6817-37-8424.00