



2011026572 00207

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXTX**\$60.00**

PRESENTED & RECORDED:

07-15-2011 03:50:27 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: S. GRIFFITH
ASST**BK: RE 3010****PG: 3415-3416**

DRAFTED BY: Christopher D. Lane, 3802-A Clemmons Road, Clemmons, NC 27102 (No title search requested or performed)

MAIL FUTURE TAX BILLS TO : Grantees at 2439 Stockton Street, W-S NC 27127

#72

PROPERTY ADDRESS: 2021 Dellabrook Rd, W-S, NC 27105BLOCK: 0445 LOT: 105

EXCISE TAX \$ 60.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of June, 2011, by and between Milton Baker and wife, Eileen Baker, Grantor(s) and Ricardo Douglas and wife, Tracy Douglas Grantee(s) whose address is, 2439 Stockton Street, Winston Salem, NC, 27127.

WITNESSETH

That the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel(s) of land situated in the town of Winston-Salem, Township, **Forsyth** County, North Carolina, and more particularly described as follows:

BEGINNING at an iron stake on the south side of Mickey Mill Road, 150 feet east of the northeast corner of Lot No. 4, E.G. Shugart's corner, and running thence southwardly along E.G. Shugart's east line 282 feet more or less in the north line of Lot No. 10; thence eastwardly with the north line of Lot No. 10, 50 feet to an iron stake; thence northwardly 290 feet more or less to an iron stake in the south margin of Mickey Mill Road; thence westwardly with said road 52 feet to the place of beginning and being the eastern part of Lot No. 2 as shown on the plat of "Shady Mount" recorded in Register of Deeds of Forsyth County in Play book 3, page 24A (2).

The property hereinabove described was acquired by the Grantor by instruments recorded in Book 2318, Page 1688, of the Forsyth County Registry.

TO HAVE AND TO HOLD the Grantor's interest in 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 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever

except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Milton L. Baker
Milton L. Baker

Eileen Baker
Eileen Baker



STATE OF NORTH CAROLINA
COUNTY OF FORYTH

[SEAL]

I, Annette R. W. Connelly, a Notary Public of the County and State aforesaid, do hereby certify that Milton L. Baker, and wife Eileen Baker, Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of June, 2011.

Annette R. W. Connelly
Notary Public

My Commission expires Sept. 2, 2014

The foregoing certificate of _____ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for Forsyth County BY: _____
Deputy / Assistant Register of Deeds