



2012024128 00213
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
06-01-2012 03:46:44 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
ASST

BK: RE 3062
PG: 3082-3084

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 (no taxable consideration)

Tax Parcel Identifier Nos.: 6838-03-7090.00; 6837-86-5176.00; & 6837-97-0034.00

Mail to: Box #36

This instrument was prepared by: Julian P. Robb, Attorney. Deed preparation only – no title opinion rendered.

Brief description for the Index: Three Tracts

THIS DEED made this 31 day of May, 2012, by and between

GRANTOR	GRANTEE
DONNA DUGGINS HENLEY, Trustee of the Mary T. Duggins Revocable Trust Under Agreement dated January 21, 1992, as amended. 424 Oak Summit Rd. Winston-Salem, NC 27105	DONNA D. HENLEY 424 Oak Summit Rd. Winston-Salem, NC 27105

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The above referenced legal description does does not include the primary residence of the grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1759, Page 3125, Forsyth County Registry.

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 applicable easements, covenants and restrictions of record.

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

Donna Duggins Henley (SEAL)
DONNA DUGGINS HENLEY, Trustee of the
Mary T. Duggins Revocable Trust U/A dated
January 21, 1992, as amended

State of North Carolina
County of Forsyth

I, April H. Chapel, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that DONNA DUGGINS HENLEY, Trustee of the Mary T. Duggins Revocable Trust U/A dated January 21, 1992, as amended, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated. Witness my hand and Notarial stamp or seal this 3rd day of May, 2012.

April H. Chapel
Notary Public
Name: April H. Chapel
My Commission Expires: 6/15/13

APRIL H. CHAPEL
NOTARY PUBLIC - NORTH CAROLINA
FORSYTH COUNTY
MY COMMISSION EXPIRES 6/15/13

Exhibit "A"
Property Description

Tract One:

Being Lot 37 as shown on a Map of Coxwood, Section No. 2, as recorded in Plat Book 16, at Page 206, Office of the Register of Deeds, Forsyth County, reference to which is hereby made and being more particularly described as follows:

BEGINNING at a point in the southerly line of Ada Avenue approximately 114 feet eastwardly from the southeast intersection of Ada Avenue and Graystone Drive; thence eastwardly with the southerly line of Ada Avenue 114 feet to a point; thence South 02° 36' West 175 feet to a point; thence westwardly 114 feet to a point; thence North 02° 36' East 175 feet to a point, the place of beginning.

Subject to the restrictions contained in the deed recorded in Book 1759, Page 3125, Forsyth County Registry.

Tract Two:

Being Lot 19 on the map of Coxwood, said map being recorded in Plat Book 16 at Page 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of Lot 19.

Lot 19 is bounded as follows: BEGINNING at a point in the Easterly line of Old Rural Hall Road approximately 125 feet northerly from the Northeast intersection of Cornwallis Street and Old Rural Hall Road; thence North 17° 19' West 120 feet to a point; thence North 72° 41' East 175 feet to a point; thence South 17° 19' East 120 feet to a point; thence South 72° 41' West 175 feet to a point of beginning.

Subject to the restrictions contained in the deed recorded in Book 1759, Page 3125, Forsyth County Registry.

Tract Three:

Lying and being north of the City of Winston-Salem, North Carolina, in Middlefork Township, being known and designated as Lots Nos. 12 and 13 on the map of Gladstone Courts, see map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17, page 183, to which reference is hereby made for a more complete description.

Subject to the restrictions contained in the deed recorded in Book 1759, Page 3125, Forsyth County Registry.