

FORSYTH CO, NC 352 FEE: \$ 16.00
PRESENTED & RECORDED: 11/02/1998 3:22PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXT: \$ 145.00
BK2033 P1042 - P1046

Drafted by: William E. Rabil, Jr.

Tax Block 4634; Tax Lot 8D and Part of 7N

Property Address: 2643 Spicewood Drive, Winston-Salem, NC 27106

Mail after recording to: GRANTEES: 2643 SPICEWOOD DRIVE
WINSTON-SALEM NC 27106

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16 day of OCTOBER, 1998, by and between JAMES F. LUPER and wife, ANNE A. LUPER; NANCY L. MCINNIS and husband, ANGUS C. MCINNIS; LYNNE LUPER SCOTT and husband, JOHN THOMAS SCOTT; and DONNA LUPER NATIONS and husband, MARK W. NATIONS, parties of the first part (hereinafter referred to as "Grantor"), and JOSEPH J. SANGALLO, JR. and wife, DOROTHY R. SANGALLO, parties of the second part (hereinafter referred to as "GRANTEE").

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, in consideration of (\$10.00 & O.V.C.) Ten Dollar and Other Valuable Considerations to them 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 in all that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described as follows:

FOR DESCRIPTION see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

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.


BK2033P61042

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

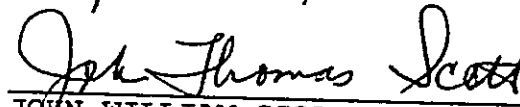
 (SEAL)
JAMES F. LUPER

 (SEAL)
ANNE A. LUPER

 (SEAL)
NANCY E. MCINNIS

 (SEAL)
ANGUS E. MCINNIS

 (SEAL)
Lynne LYNN LUPER SCOTT

 (SEAL)
JOHN WILLIAM SCOTT
Thomas

 (SEAL)
DONNA LUPER NATIONS

 (SEAL)
MARK W. NATIONS

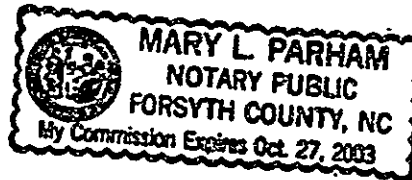
BK2033PG1043

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, MARY L. PARHAM, a Notary Public of said State and County, do hereby certify that James F. Luper and wife, Anne A. Luper each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 27 day of October, 1998.

Mary L. Parham
Notary Public



My Commission Expires:

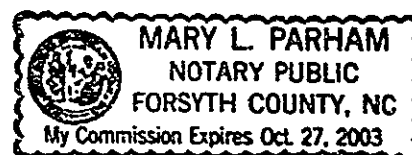
Oct 27, 2003

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, MARY L. PARHAM, a Notary Public of said State and County, do hereby certify that Nancy L. McInnis and husband, Angus C. McInnis personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 27 day of October, 1998.

Mary L. Parham
Notary Public



My Commission Expires:

Oct 27, 2003

BK2033PG1044

STATE OF GEORGIA - COUNTY OF Fulton

I, Latean C. Turner, a Notary Public of said State and County, do hereby certify that LynneLuper Scott and husband, John William Scott each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 16th day of October, 1998.

Latean C. Turner
Notary Public

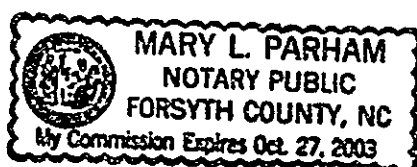
My Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires June 13, 1999

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, MARY L. PARHAM, a Notary Public of said State and County, do hereby certify that Donna Luper Nations and husband, Mark W. Nations each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 27 day of October, 1998.



Mary L. Parham
Notary Public

My Commission Expires:

Oct 27, 2003

BK2033PG1045

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Mary L. Parham and Lagan C. Turner

NP(s) is/are certified to be correct this the 27 day of November, 1998

Dickie C. Wood, Register of Deeds by: Dickie C. Wood Deputy/Asst

EXHIBIT A

Beginning at a point located on the centerline of Spicewood Drive (State Road 1434), same being located in the southwest corner of the McKaughn tract as described in Deed Book 804, Page 425, Forsyth County Registry, same being located in the northwest corner of the herein described tract, and running thence from the beginning point North 89 Degrees 55 Minutes 59 Seconds East (passing through an iron stake located in the eastern right of way line of Spicewood Drive at 32.98 feet) a total distance of 104.50 feet to an iron stake; running thence on a new line North 88 Degrees 37 Minutes 40 Seconds East 420.42 feet to an iron stake located in the northeast corner of the herein described tract; running thence South 02 Degrees 47 Minutes 44 Seconds West 103.92 feet to an iron stake located in the southeast corner of the herein described tract; running thence South 85 Degrees 54 minutes 57 Seconds West (passing through an iron stake located in the eastern right of way line of Spicewood Drive at 440.13 feet) a total distance of 472.33 feet to a point in the centerline of Spicewood Drive located in the southwest corner of the herein described tract; running thence with the centerline of Spicewood Drive North 20 Degrees 54 Minutes 19 Seconds West 136.21 feet to the point and place of the Beginning, containing 1.321 acres more or less, same being a portion of the Luper tracts as described in Deed Book 436, Page 222 and Deed Book 857, Page 38, Forsyth County Registry, and same being a portion of Tax Lot 7N and Tax Lot 8D of Forsyth County Tax Block 4634, all as per the survey of Phillip R. Ball, RLS, made October 14, 1999, Job No. LS2574.

EK2033PG1046