

FORSYTH CO, NC 169 FEE: \$ 10.00
 PRESENTED & RECORDED: 04/13/2000 4:41PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXTX: \$ 179.00

MAIL AFTER RECORDING TO: 1235 Martha Avenue, Rural Hall, NC 27045
 THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH
 NO TITLE SEARCH REQUESTED OR PERFORMED

NORTH CAROLINA)

)

FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3RD day of APRIL, 2000, by and between O. Lee Gussler, Trustee of the O. Lee Gussler Revocable Trust, GRANTOR; and Sylvester E. Scales (Unmarried) and, Angela Denise Vaden (Unmarried), 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, 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:

BEING KNOWN AND DESIGNATED as Lot No. 5 as shown on the Map of CREEKVIEW, SECTION 1, as recorded in Plat Book 24, Page 58 in the Office of the Register of Deeds of Forsyth County, North Carolina, Block 5035, Lot 5.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

BK2112 P1963 - P1964

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

O. Lee Gussler (SEAL)
O. Lee Gussler, Trustee of the
O. Lee Gussler Revocable Trust

(SEAL)

ASHLAND A)

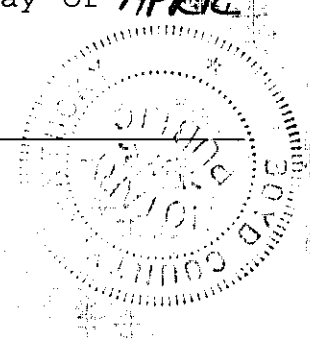
BOYD COUNTY KENTUCKY

I, Carol A. Davis, a Notary Public of Boyd County and State aforesaid, certify that O. Lee Gussler personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3 day of APRIL 2000.

Carol A. Davis
Notary Public

My commission expires: 9-15-2003



NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Carol A. Davis, a Notary Public of Boyd County, North Carolina, is/are 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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Dickie C. Wood Deputy/Assistant Register of Deeds