

2006002198 00093

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$232.00

PRESENTED & RECORDED:

01-12-2006 11:20 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2631

PG:1536-1537

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 232.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: 4705 SOUTH VILLA DR. WINSTON-SALEM, NC

This instrument was prepared by: David L. Wilson, Jr. - NO TITLE SEARCH PERFORMED.

27104

Brief description for the Index: _____

THIS DEED made this 22 day of December, 2005, by and between

ENVELOPE

GRANTOR

HOLLY GROVE PROPERTIES, LLC

GRANTEE

Y~~PHIOCH~~ BUDAM and wife,
H'DONH BUTRANG
4705 South Villa Drive
Winston-Salem, NC 27104Phioch Y
+
Donh H,
hus

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 6 on the map of SOUTHWIN, which includes the 25 foot access and utilities easement, said map being recorded in Plat Book 43, Page 159, Forsyth County Registry, to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2273, Page 4107.

A map showing the above described property is recorded in Plat Book 43, Page 159.

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: Easements, restrictions and rights of way of record, if any, and 2005 ad valorem taxes.

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

HOLLY GROVE PROPERTIES, LLC.

(Entity Name)

(SEAL)

By: Sybil A. Sidden

Title: member

(SEAL)

By: _____

Title: _____

(SEAL)

By: _____

Title: _____

(SEAL)

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

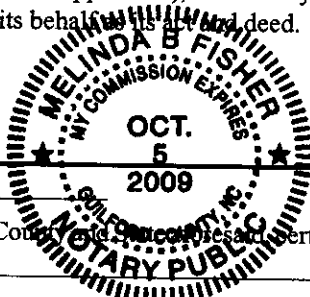
My Commission Expires: _____

Notary Public

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Sybil A. Sidden personally came before me this day and acknowledged that he is the Sybil A. Sidden member of Holly Grove Properties, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 22nd day of December, 2005.

My Commission Expires: 10-5-09



Notary Public

State of North Carolina - County of _____

Melinda B. Fisher

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds