

2005021492 00125

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$194.00

PRESENTED & RECORDED:

04-07-2005 01:09 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2555

PG: 1369-1371

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. Block 3942 Lot 022 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEE 4738 Eastwin Dr. Winston-Salem, NC 27104Mail Future Tax Bills to: Same as aboveThis instrument was prepared by: Tornow & Kangur, L.L.P. NO TITLE SEARCH REQUESTED OR PERFORMEDBrief description for the Index Lots 21 and 22 of WestwinTHIS DEED made this 6th day of APRIL, 2005, by and between
~~16th~~ ~~February~~

GRANTOR

ROBERT CARL POSEY, unmarried and
KATHRYN CARUBBA, unmarried

GRANTEE

MPHIAP Y and HONH H

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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

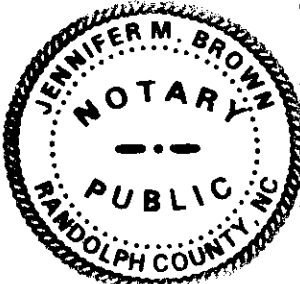
The property hereinabove described was acquired by Grantor by instrument recorded in Book 2483 Page 2035.
A map showing the above described property is recorded in Plat Book 16 Page 189.

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 easements, rights-of-way, and restrictions of record, if any, and ad valorem taxes for the current year.**

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

By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

State of NC - County of Gaston
 I, the undersigned Notary Public for the County and State aforesaid, certify that Robert Carl Posey, unmarried and Kathryn Carubba, unmarried acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6 day of April, 2005.
 My Commission Expires: 4-18-06
 Jennifer M. Brown Notary Public

State of _____ - County of _____
 I, the undersigned Notary Public of the County and State aforesaid, certify that _____
 _____ Personally came before me this day and
 acknowledged that he is the _____ of _____, 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 each 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 _____ day of _____, 20____.
 My Commission Expires: _____
 _____ Notary Public

State of _____ - County of _____
 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 Jennifer M. Brown is/are certified to be correct.
 This instrument BOOK 2555, PAGE 1370 is duly registered at the date and time and in the Book and Page shown on the first page hereof.
 By: [Signature] Register of Deeds for Forsyth County
 Deputy/Assistant - Register of Deeds

Exhibit A

BEING KNOWN AND DESIGNATED As Lots 21 and 22 as shown on the Map 3 of Westwin, Block B, as recorded in Plat Book 16 at Page 189, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference see Deed Book 2483, Page 2035, Forsyth County Registry.