Book 2713 Page 2102

		FORSYTH CO, NC FEE \$20.00 STATE OF NC REAL ESTATE EXTX \$750.00 PRESENTED & RECORDED: 12-01-2006 01:04 PM DICKIE C WOOD REGISTER OF DEEDS BY:BETTY C CAMPBELL DPTY BK:RE 2713 PG:2102-2104	
DRAFTED BY:	Philip E. Searcy, Attorney at Law 155 Sunnynoll Court, Suite 200 Winston-Salem, NC 27106	RECORDING TIME	
	EXCISE TAX: \$	PROBATE AND FILING FEE \$	PAID

2006075470 00400

Tax Block: <u>3411</u> Lots: <u>097, 098, 099, 100, 101, 102 and 303</u> Parcel Identifier No. _ Property Address: 1560 North Peace Haven Road, Winston-Salem, NC 27104 Mail after recording to: Grantee @ 3465 Polo Road, Winston-Salem, NC 27106 Mail future tax bills to: Grantee @ 3465 Polo Road, Winston-Salem, NC 27106

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ______ day of _____ November ___, 2006, by and between

GRANTOR	GRANTEE
NANCY B. SIPE (Also Known as Nancy Lee	
Calloway Blanchard) (Individually and as	U & F DEVELOPMENT, LLC
Executor of the Estate of Grace Henning Calloway)	
and husband, RICKEY L. SIPE	

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR DESCRIPTION OF SUBJECT PROPERTY, WHICH IS ALSO KNOWN AS TAX BLOCK 3411. LOTS 097, 098, 099, 100, 101, 102 AND 303, WINSTON TOWNSHIP, FORSYTH COUNTY TAX RECORDS, AND 1560 NORTH PEACE HAVEN ROAD, WINSTON-SALEM, NC 27104.

SUBJECT TO EASEMENTS and restrictions of record, if any, and 2006 ad valorem taxes prorated to date of closing.

(SEE ESTATE FILE NUMBER 04E1325)

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.

IN WITNESS WHEREOF the Grantor has set her hand and seal this the day and year first above written.

in 2 low haven B ... (Seal) (Seal) NANCY B. SIPE, Individually and as RICKEY L. SIPE Executor of the Estate of Grace Henning Calloway

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, <u>Kemberl</u>, <u>M</u>. (<u>A.(drcs</u>)</u>, Notary Public, <u>Fors</u>, <u>H</u> County, North Carolina, do hereby certify that the following persons personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license, acknowledging to me that they voluntarily signed the foregoing instrument for the purpose stated herein and in the capacity indicated:

NANCY B. SIPE, Individually and as Executor of the Estate of Grace Henning Calloway And Husband, RICKEY L. SIPE

Date: November 2006

(Notary Seal)



Signature Official of Notary Public

Printed or Typed Name of Notary Public

My commission expires: May 28, 2010

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EXHIBIT A

BEING KNOWN AND DESIGNATED as Lots Nos. 97, 98, 99, 100, 101, and 102, as shown on the plat of the PROPERTY OF WESTERN REALTY COMPANY, made by G. F. Hinshaw, C.E., dated May 26, 1936, and recorded in Plat Book 8 at Page 155, 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.

TOGETHER WITH that property described in Deed Book 1648 at Page 1076, Forsyth County Registry.

BEING informally known as Tax Block 3411, Lots 097, 098, 099, 100, 101, 102, and 303, Winston Township, on the Forsyth County Tax Maps as they presently exist; and being also known as 1560 North Peace Haven Road, Winston-Salem, North Carolina 27104.