

2004028625 00325

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$350.00**

PRESENTED & RECORDED:

04-23-2004 04:26 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2464**PG:473-475****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:**

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

By: _____

Mail/Box to: GRANTEE 2960 Stonekirk Ct. Winston-Salem, NC 27103Mail Future Tax Bills to: Same as aboveThis instrument was prepared by: Tornow & Kangur, L.L.P.Brief description for the Index Lot 040 Block 6288THIS DEED made this 21st day of April, 2004, by and between**GRANTOR****V. SALEM DEVELOPMENT CORP.****GRANTEE****JOHN LOVINGOOD and wife
CHRISTINA LOVINGOOD**

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 ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2255 page 1333.
A map showing the above described property is recorded in Plat Book 38 pages 103.

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.

V. SALEM DEVELOPMENT CORP. _____ (SEAL)

By: _____ (SEAL)

Title: President

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

State of NC - County of _____

I, the undersigned Notary Public for the County and State aforesaid, certify that _____
_____ acknowledged the due execution of the foregoing instrument for the purposes therein
expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2004.

My Commission Expires: _____

Notary Public

State of NC - County of Forsyth

I, the undersigned Notary Public of ^{Wilkes} the County and State aforesaid, certify that Valid
Salem Personally came before me this day and
acknowledged that he is the President of V. Salem Development Corp., 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 21st day of April, 2004.

My Commission Expires: 11-24-07

Katharina C. Warner
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 Katharina C. Warner NP 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: Clifford W. Moore REGISTERED Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 40, as shown on a map of HARWICK PLACE, which map is recorded in Plat Book 38, Pages 103 and 104, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2960 Stonekirk Ct., Winston-Salem, NC 27103