

2006075473 00189

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

ENVELOPE

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

Tax Block: 3411 Lots: 097, 098, 099, 100, 101, 102 and 303 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 DEEDTHIS DEED made this 28th day of November, 2006, by and between**GRANTOR**

NANCY B. SIPE (Also Known as Nancy Lee
 Calloway Blanchard) (Individually and as
 Executor of the Estate of Grace Henning Calloway)
 and husband, RICKEY L. SIPE

GRANTEE

U & F DEVELOPMENT, LLC

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.

Nancy B. Sipe (Seal)
NANCY B. SIPE, Individually and as
Executor of the Estate of
Grace Henning Calloway

Rickey L. Sipe (Seal)
RICKEY L. SIPE

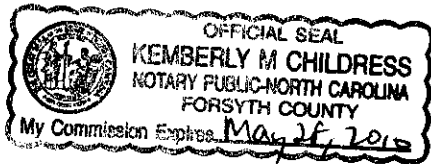
STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Kemberly M. Childress, Notary Public, Forsyth 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 28, 2006

(Notary Seal)



Kemberly M. Childress
Official Signature of Notary Public

Kemberly M. Childress
Printed or Typed Name of Notary Public

My commission expires: May 28, 2010

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.