

FORSYTH CO, NC 209 FEE: \$ 10.00
PRESENTED & RECORDED: 09/10/1998 3:58PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODVA
STATE OF NC REAL ESTATE EXT: \$ 1475.00
BK2024 P 758 - P 759

[Handwritten signature]

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____ portion of parcel

Verified by _____ County on the _____ day of _____, 19
by _____

Mail after recording to Peggy S. Howard, Esq., Kilpatrick Stockton LLP, 3500 One First Union
Center, 301 South College Street, Charlotte, NC 28202-6001 *Box # 123*

This instrument was prepared by Peggy S. Howard, Esq.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of September, 1998, by and between

GRANTOR	GRANTEE
Frances J. McGee	MDO Properties, Inc. 170 Wind Chime Court Raleigh, NC 27615

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 Township, Forsyth County, North Carolina and more particularly described as follows:

BEING, that certain 1.4924 acre parcel or tract of land shown and described on the Subdivision Plat, dated September 9, 1998 and prepared by Otis A. Jones Surveying Co., Inc. and recorded September 9, 1998 in Plat Book 41 at Page 2 of the Forsyth County Public Registry.

BK2024PC0758

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 693 at Page 406, Deed Book 925 at Page 20, Will of Porter Graves McGee and by Resolution recorded in Book 1954 at Page 177.

A map showing the above described property is recorded in Plat Book 41 at Page 2.

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, the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Frances J. McGee (SEAL)
Frances J. McGee

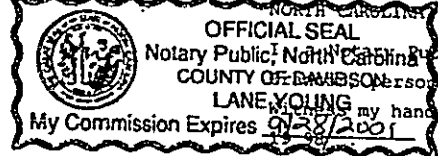
By: _____ (SEAL)

President

ATTEST: _____ (SEAL)

Secretary (Corporate Seal) (SEAL)

SEAL-STAMP



Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Frances J. McGee personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of September
My commission expires: 9/28/2001 Lane Young Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of BK2024PG0759 19_____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Lane Young, 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.

Karen D. Jop, Asst. REGISTER OF DEEDS FOR FORSYTH COUNTY