

DRAFTED BY: D. P. Mast

RECORDING TIME: FORSYTH CO, NC **66** FEE: \$ 10.00
PRESENTED & RECORDED: 11/12/1998 11:29AM
DICKIE C. WOOD: REGISTER OF DEEDS BY: HOODVA
STATE OF NC REAL ESTATE EXTX: \$ **64.00**
BK2035 P 271 - P 272

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 0771 Lot: 5 & 7 Parcel Identifier No.: _____
Property Address: 408 & 412 Devonshire Street, Winston-Salem, NC 27107
Mail after recording to: Sapp and Mast (Box)
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of August, 19 98, by and between

GRANTOR

Tamela M. Cooper
and husband
N. L. Cooper, Jr.

GRANTEE

The Triloric Group, 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 \$ 10.00 O.V.C. Ten Dollars and other valuable considerations 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 Forsyth County, North Carolina _____ Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 5 & 7, Block 56, as shown on the Map of the Winston-Salem Land and Improvement Company as shown on the map originally recorded in Book 40, at page 395, and subsequently recorded in Plat Book 4, page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more complete description.

BK2035PG0271

The above land was conveyed to Grantor by _____ (see book number _____ page _____)
Forsyth County Register of Deeds Form LFD 470

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 subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

(seal) Tamela M. Cooper (seal)
Tamela M. Cooper
(seal) _____ (seal)
(seal) N. L. Cooper, Jr. (seal)
N. L. Cooper, Jr.
(seal) _____ (seal)
(seal) _____ (seal)

RECORDER'S MEMO
Record of Poor Quality Due
to Condition of Original

Corporate Name _____
ATTEST:
By: _____

President Secretary
Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby 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 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 notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, Scarlett J. Brown, a Notary Public of Forsyth County, NC, do hereby certify that Tamela M. Cooper and husband N. L. Cooper, Jr. personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 30th day of Sept., 1998.
SEAL/STAMP My commission expires 1-15-2001, 19____. Scarlett J. Brown Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Scarlett J. Brown, n.p. is/are certified to be correct.

This the 12 day of Nov 1998
D. C. Wood, REGISTER OF DEEDS FORSYTH
B. Conner Deputy/Assistant
BK2035PC0272