

FORSYTH CO, NC **300** FEE: \$ 10.00
PRESENTED & RECORDED: 12/18/1998 3:50PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
STATE OF NC REAL ESTATE EXT: \$ **668.00**
BK2041 P4086 - P4087

[Handwritten Signature]

Excise Tax \$ 0.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 1998
by _____

Mail after recording to Grantee, 3717 OLD PFAFFTOWN RD, WINSTON-SALEM NC 27106
This instrument was prepared by Robert D. Hinshaw

Brief description for the Index:

Lot 118, Greenbrier Farm, Phase II

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 1998 / / , by and between

GRANTOR(S)	GRANTEE(S)
WESTPHALIA CONSTRUCTION COMPANY INC.	PATRICK J. FRANTZ and wife KRISTIN M. FRANTZ

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

BEING KNOWN AND DESIGNATED as Lot Number 118 as shown on the Map of GREENBRIER FARM, Phase II, as recorded in Plat Book 40 at Page(s) 97 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book __ Page __.

A map showing the above described property is recorded in Plat Book 40 at Page(s) 97.

BK2041PG4086

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 except for the exceptions hereinafter stated.

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

None

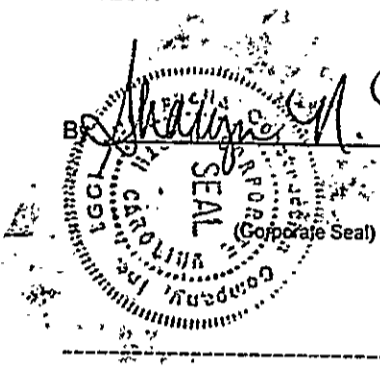
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

ATTEST:

WESTPHALIA CONSTRUCTION COMPANY INC.

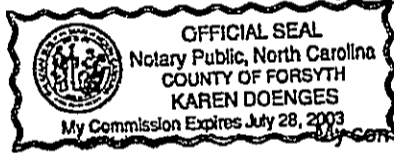
By: [Signature] President

By: [Signature: Sharyn N. Hickman] Secretary



NORTH CAROLINA, Forsyth County:
I, a Notary Public of the County and State aforesaid, certify that Sharyn N. Hickman personally came before me this day and acknowledged that (s)he is Secretary of WESTPHALIA CONSTRUCTION COMPANY INC., 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 him/ her as its Secretary. WITNESS my hand and official stamp or seal, this 14th day of December, 1998.

SEAL-STAMP



[Signature: Karen Doenges]
Notary Public

The foregoing Certificate(s) of Karen Doenges, NP is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY
By: [Signature]
Deputy/Assistant - Register of Deeds

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