

FORSYTH CO, NC
 PRESENTED & RECORDED: 11/19/1999 09:56AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
 NO TAXABLE CONSIDERATION
 BK 2094 P1775 - P1776

86

FEE: \$ 10.00

Prepared by and return to:

Dennis W. McNames (Box)

NO TITLE EXAMINATION REQUESTED OR PERFORMED

NORTH CAROLINA)

GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 11th day of October, 1999, by and between JAMES E. CRAWFORD, SR. (unmarried) hereinafter referred to as "Grantor", and THREE PROPERTIES, LLC, a North Carolina limited liability company, hereinafter referred to as "Grantee".

WITNESSETH

That the Grantor, for a business convenience, 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 Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot Number 4, as shown on the Map of Pinebrook Valley, Section 1, as recorded in Plat Book 25, Page 116, 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: 6130 Meadowdale Drive
Tax Block 4951A, Lot 004

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1492, at Page 1082, Forsyth County Registry.

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:

The lien of that certain Deed of Trust dated July 28, 1975, recorded in Book 1152, Page 1106, Forsyth County Registry and easements, conditions, rights-of-way and Restrictions of record, if any, and 1999 ad valorem taxes prorated to the date of closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year first above written.

James E. Crawford, Sr. (SEAL)
JAMES E. CRAWFORD, SR. (Unmarried)

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Gail C. Couch, a Notary Public of the County of Forsyth, State of North Carolina, certify that JAMES E. CRAWFORD, SR. (Unmarried), Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 11th day of Nov., 1999.

Gail C. Couch
Notary Public

My Commission Expires:

Jan. 11, 2000

[Stamp/Seal]

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
GAIL C. COUCH
My Commission Expires 1-11-2000

STATE OF NC - FORSYTH CO

Gail C. Couch The foregoing certificate(s) of:

NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: Dickie C. Wood Deputy/Asst