

FORSYTH CO, NC 243 FEE: \$ 10.00
 PRESENTED & RECORDED: 02/28/2000 4:19PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPRE

MAIL AFTER RECORDING TO: 7505 Meadow Green Court, STATE OF NC REAL ESTATE DIVISION 216.00
 THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH BK2106 PG3249 - PG3250
 NO TITLE SEARCH REQUESTED OR PERFORMED

NORTH CAROLINA)
)
 FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of February, 2000, by and between Gerald A. Meunier and wife, Patricia L. Meunier, GRANTOR; and Joshua Dombrosky (Unmarried), GRANTEE.

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

BEING all of Lot 60 as shown on a recorded plat entitled "THE MEADOWS, SECTION THREE," as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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

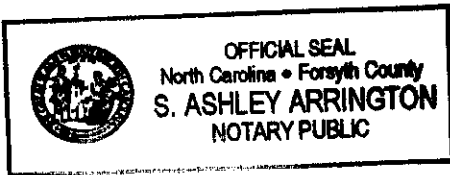
Gerald A. Meunier (SEAL)
Gerald A. Meunier

Patricia L. Meunier (SEAL)
Patricia L. Meunier

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, S. Ashley Arrington, a Notary Public of Forsyth County and State aforesaid, certify that Gerald A. Meunier and wife, Patricia L. Meunier personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 4th day of February, 2000.



S. Ashley Arrington
Notary Public

My commission expires: 3-28-04

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of S. Ashley Arrington, a Notary Public of _____ County, North Carolina, 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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: [Signature] Deputy/Assistant Register of Deeds