

FORSYTH CO, NC 134 FEE: \$ 10.00
PRESENTED & RECORDED: 10/06/2000 12:21PM
DICKIE C. WOOD REGISTER OF DEEDS BY: SINKJW
STATE OF NC REAL ESTATE EXT: \$ 137.00
BK2137 P2372 - P2373



Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to 4948 GERMANTON RD, W-S, NC 27105

This instrument was prepared by D. BARRETT BURGE

Brief description for the Index Block 3519, Lot 30

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of OCTOBER, 2000, by and between

GRANTOR

GRANTEE

RAYMOND LEON CUSTER, JR. , SINGLE

JOSE SERGIO VIVERO, SINGLE

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the western right-of-way line of Germanton Road, said point being the southeast corner of Lot No. 29 Map of Gregory Manor, as recorded in Plat Book 17 at page 4, in the Office of the Register of Deeds of Forsyth County; thence North 75 degrees 19 minutes West 178.60 feet to an iron; thence South 08 degrees 55 minutes West 109.30 feet to an iron; thence South 78 degrees 42 minutes East approximately 175 feet to an iron in the West margin of Germanton Road; thence with the west margin of Germanton Road North 08 degrees 50 minutes East 100 feet to the point and place of BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2129, page 547, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17 page 4.

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, rights of way, restrictions, and conditions of record, if any.

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.

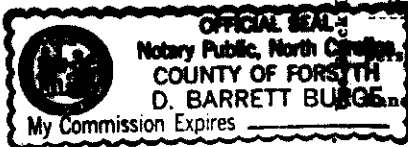
(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Raymond Leon Custer, Jr. (SEAL)
RAYMOND LEON CUSTER, JR.
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Raymond Leon Custer, Jr. Grantor,



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of OCTOBER, 2000

My commission expires: Dec 20 2002 D. Barrett Burge Notary Public

SEAL-STAMP NORTH CAROLINA, County.

Use Black Ink

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 My commission expires: Notary Public

The foregoing Certificate(s) of D. Barrett Burge, 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.

DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

By B. Nelson Deputy/Assistant - Register of Deeds