

Prepared by: Phyllis E. Mendel
Return to: Grantee

FORSYTH CO, NC 129 FEE: \$ 12.00
PRESENTED & RECORDED: 10/26/2000 1:31PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXTX: \$ 186.00

BK2139 P4498 - P4500



Excise Tax \$ 186.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19..
by

Mail after recording to Grantee

This instrument was prepared by Phyllis E. Mendel--Hendrick Law Firm, NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index

LT 1 ROSEMONT,

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of October, 2000, by and between

GRANTOR

Bradley's Home Construction, LLC
1040 Hartsoe Rd
Winston-Salem, NC 27107

GRANTEE

Jason A. Brown and wife,
Rebecca J. Brown
3350 Rosemont
Winston-Salem, NC 27127

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 City of Winston-Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" which is incorporated by reference as if set forth fully herein.

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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:
Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2000 and subsequent years.

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

Bradley's Home Construction, LLC (SEAL)

Bradley Hedglin
Bradley Hedglin, Member/Manager (SEAL)

..... (SEAL)

..... (SEAL)

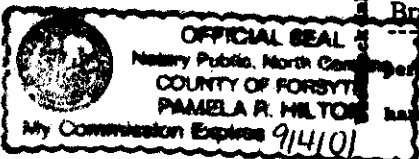
SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Bradley Hedglin, Member/Manager of Bradley's Home Construction, LLC

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of October 2000.

My commission expires: 9/14/01 Pamela R. Hutton Notary Public



SEAL-STAMP

NORTH CAROLINA, County.

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, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Pamela R. Hutton

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 & WOOD, REGISTER OF DEEDS

FORSYTH

REGISTER OF DEEDS FOR COUNTY

By *[Signature]* Deputy/Assistant - Register of Deeds

FORSYTH

EXHIBIT "A"

Lot 1

Beginning at an existing $\frac{1}{2}$ inch iron rod located in the western right-of-way of Rosemont Avenue (25 feet from the centerline), said rod being the southeast corner of Lot 24 of Rosemont, Plat Book 4 Page 106, said rod being 250 feet north of the northern right-of-way of Catawba Street (formerly Spring Avenue); thence with the southern line of Lot 24 N 87 degrees 30 minutes 52 seconds W 149.80 feet to an existing $\frac{1}{2}$ inch iron rod, said rod being the southwest corner of Lot 24; thence with the western line of Rosemont and the eastern line of Lot 13 - of Plat Book 27 Page 58 N 02 degrees 28 minutes 41 seconds E 74.89 feet, crossing the northwest corner of Lot 24 to an existing $\frac{1}{2}$ inch iron rod; thence a new line through Lot 25 S 87 degrees 32 minutes 02 seconds E 149.83 feet to an existing $\frac{1}{2}$ inch iron rod in the western right-of-way of Rosemont Avenue, thence with the western right-of-way of Rosemont Avenue S 02 degrees 30 minutes 00 seconds W 74.94 feet to the point of beginning, containing 11223 square feet. Lot 1 is all of Lot 24 and the southern portion of Lot 25 of Rosemont.