

FORSYTH CO, NC 414 FEE: \$ 10.00  
PRESENTED & RECORDED: 03/30/2001 3:54PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXT: \$ 525.00  
BK2164 P2336 - P2337

*Thomas*

Excise Tax

Recording Time, Book and Page

Tax Lot No. 009, BLOCK 4213A Parcel Identifier No.  
Verified by County on the day of  
by

Mail after recording to GRANTOR: 6810 DOUBLEGATE DRIVE, CLEMONS, NC 27012

This instrument was prepared by TORNOW & KANGUR, LLP

Brief description for the Index 6810 Doublegate Drive

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of March, 2001, by and between

GRANTOR

SETTY ENTERPRISES, INC.

GRANTEE

LUIS G. FELICIANO PEREZ and wife,  
CARMEN E. CONCEPCION TORRES

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

BEING KNOWN AND DESIGNATED as Lot 9, as shown on the Map of Doublegate, Section One, recorded in Plat Book 37, Pages 77 and 78, 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 Deed Book 2117, Page 3862

A map showing the above described property is recorded in Plat Book 37 page 77

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, rights of way and restrictions of record, if any, and ad valorem taxes for the current year.

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.

SETTY ENTERPRISES, INC.

(Corporate Name)

By: [Signature]

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, \_\_\_\_\_ County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_,

My commission expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that Thim Setty \_\_\_\_\_, personally came before me this day and acknowledged that he is President \_\_\_\_\_ Secretary of SETTY ENTERPRISES, 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 \_\_\_\_\_ as its Secretary. Witness my hand and official stamp or seal, this 26 day of March, 2001.

My commission expires: 7-23-2002 Deborah F. Gmach Notary Public

The foregoing Certificate(s) of Deborah F. Gmach

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.

DICKE G. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature] Deputy/Assistant - Register of Deeds