

FORSYTH CO, NC 52 FEE: \$ 10.00
PRESENTED & RECORDED: 05/08/2001 10:51AM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXT: \$ 164.00
BK2173 P 274 - P 275



Excise Tax \$ 164.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by _____ County on the _____ day of _____, 2000
by _____

Mail after recording to Grantee: 8008 Glengarniff Rd; Clemmons, NC 27012
This instrument was prepared by Hinshaw & Jacobs, Attys.
Brief description for the Index:

Lot 272 Greenbrier Farm, Phase IV, Section 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of May, 2001, by and between

GRANTOR(S)	GRANTEE(S)
GREG ROBBINS CUSTOM HOMES, INC.	RICHARD SCOTT MESSEKOPF and wife PEGGY LANTZ MESSEKOPF

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 Township Of _____, County of Forsyth, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 272, GREENBRIER FARM, PHASE VI, SECTION 2, as recorded in Plat Book 43 at Page 137 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 Book _____ Page _____

A map showing the above described property is recorded in Plat Book _____ at Page(s) _____.

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.

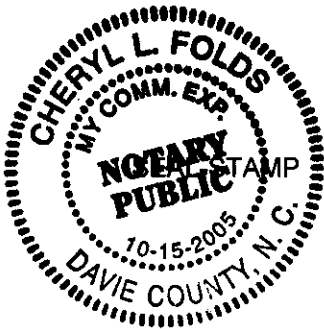
Title to the property hereinabove described is subject to the following exceptions:

None

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.

GREG ROBBINS CUSTOM HOMES, INC.

By: Greg Robbins
Greg Robbins, President



NORTH CAROLINA, Davie County:

I, a Notary Public of the County and State aforesaid, certify that Greg Robbins personally came before me this day and acknowledged that (s)he is President of GREG ROBBINS CUSTOM HOMES, 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.

WITNESS my hand and official stamp or seal, this 1st day of May, 2001.

Cheryl L. Folds
Notary Public

My commission expires: 10-15-05

The foregoing Certificate(s) of Cheryl L. Folds is/are certified to be correct.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

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