

147
 FORSYTH CO, NC FEE: \$ 10.00
 PRESENTED & RECORDED: 07/31/2001 12:50PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
 STATE OF NC REAL ESTATE EXTX: \$ 136.00
 BK 2191 P 934 - P 935

DRAFTED BY: Norman L. Nifong (Box 33)

MAIL FUTURE TAX BILLS TO: Grantees, 2450 Greenbrier Road, Winston-Salem, N. C. 27104

PROPERTY ADDRESS: 240 Brookline Street, Winston-Salem, NC 27107

BLOCK: 0780 LOT: 026B and 028B

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 30th day of July, 2001 by and between

GRANTOR

EVERCLEAR PROPERTIES, INC.,
 a North Carolina corporation

GRANTEE

EDGAR L. HARTGROVE, JR. and wife,
 MARTHA HARTGROVE

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, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations 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:

BEGINNING at an iron stake located at the southeast intersection of Brookline Street and a 15-foot alley, said iron stake being the northwest corner of Lot 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and running thence with the southern right-of-way line of Brookline Street South 78° 58' East 85 feet to an iron stake; thence running South 11° 36' 20" West 100 feet to an iron stake; thence North 78° 58' West 84 feet to an iron stake in the southeast right-of-way line of said 15-foot alley; thence running with said alley North 11° 02' East 100 feet to an iron stake, the point and place of **BEGINNING** and being the western portion of Lots 26 and 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described as Tract 2 in deed recorded in Book 2042 at Page 2128, Forsyth County Registry.

This conveyance is made subject to easements of record and taxes for the year 2001.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.



EVERCLEAR PROPERTIES, INC.

By: _____

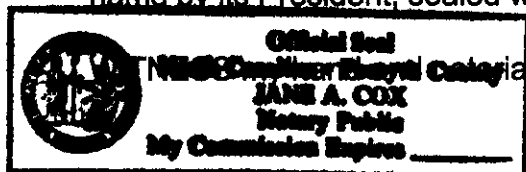
Scott E. Hemming, President

ATTEST:

Nancette Hemming
Nancette Hemming, Secretary

NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public, of County, North Carolina, certify that Nancette Hemming personally came before me this day and acknowledged that she is Secretary of Everclear Properties, 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 her as its Secretary.



_____ seal or stamp or seal, this the 30th day of July, 2001.

Jane A. Cox
NOTARY PUBLIC

My commission expires:
June 22, 2005

STATE OF NORTH CAROLINA-Forsyth County

The foregoing certificate(s) of Jane A. Cox, Jr
is (are) certified to be correct.

This the 31st day of July, 2001.

DICKIE C. WOOD, REGISTER OF DEEDS FORSYTH COUNTY

BY: _____

Thomas
Deputy-Assistant