

DRAFTED BY: **RENITA O. THOMPkins**

Tax Block & Lot:

FORSYTH CO, NC **241** FEE: \$ 20.00

PRESENTED & RECORDED: 05/01/2002 4:37PM

DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXT: \$ **165.00**

BK 2250 P1143 - P1145

J. Bles

RECORDING TIME

Do
not
write
in
this
space

Mail after recording to:

Parcel ID:

Mail future tax bills to:

ROBERT LOUDERMILK

ROBERT LOUDERMILK

1421 CLARK AVENUE

1421 CLARK AVENUE

WINSTON-SALEM, NC 27103

WINSTON-SALEM, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this **19TH** day of **APRIL**, 20 **02**, by and between

GRANTOR

GRANTEE

CML INVESTMENTS OF FORSTH COUNTY, LLC.

**ROBERT LOUDERMILK AND WIFE
SANDRA LOUDERMILK**

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 (\$ **1.00 & OVC**) **ONE DOLLAR AND OTHER CONSIDERATIONS TO BE** 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 in Forsyth County, North Carolina _____ Township, more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE.

Property Address: **1421 CLARK AVENUE, WINSTON-SALEM, NC 27103**

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

2002 REAL PROPERTY TAXES AND EASEMENTS AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF the Grantor has 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.

____ (seal) _____ (seal)
____ (seal) _____ (seal)
____ (seal) _____ (seal)
____ (seal) _____ (seal)
____ (seal) _____ (seal)

CML INVESTMENTS OF FORSYTH COUNTY, LLC

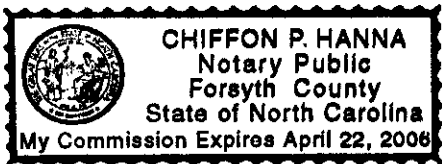
Corporate Name

ATTEST:

By: *Michael Pratas*
MEMBER MANAGER President

____ Secretary Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County



I, CHIFFON P. HANNA, a Notary Public of Forsyth County, NC, do hereby certify that MICHAEL PRATAPAS, MEMBER MANAGER personally came before me this day and acknowledged that he is A MEMBER MANAGER President of CML INVESTMENTS OF FORSYTH COUNTY, LLC.

and acknowledged on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 30 day of APRIL, 2002.

My commission expires 04-22-, 2006. Chiffon P. Hanna Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 20____.

My commission expires _____, 20____. _____ Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 20____.

My commission expires _____, 20____. _____ Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 20____.

My commission expires _____, 20____. _____ Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 20____.

My commission expires _____, 20____. _____ Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Chiffon P. Hanna

is/are certified to be correct at the date of recordation shown

on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: *[Signature]*

Deputy/Asst.

EXHIBIT A

BEGINNING at a point on the east side of Clark Street in the City of Winston-Salem and north of the northeast intersection of Ridge Street (now 14th Street) and Clark Street and being a corner of Lots No. 4 and 5; running thence along the east side of Clark Street 60 feet to the southwest corner of Lot 6B; thence east along the south side of Lot 6B 120 feet to an alley 60 feet to the corner of Lots No. 4 and 5; thence along the line of Lot 4 westwardly 120 feet to the place of Beginning, being Lot 5 and the southernmost 10 feet of Lot 6 as shown on the "Revised Map showing Subdivision in Part of the W.F. Snipes Estate" dated March 1992 made by J.W. Pugh, Engineer, and traced and revised by J.E. Ellerbe, C.E. under date of October 1923 recorded in Plat Book 3, Page 32 in the Office of the Register of Deeds of Forsyth County, North Carolina. Being a portion of Tract 8 in Deed Book 720, Page 58 (see Deed Book 781, Page 98). Also being known as Lots 5 and 6A, Block 944 on the Forsyth County Tax map as presently constituted.

Property Address: 1421, 1423, 1425 and 1427 Clark Avenue
Winston-Salem, North Carolina 27105