

FORSYTH CO, NC 150 FEE: \$ 20.00  
PRESENTED & RECORDED: 05/13/2002 1:07PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP  
STATE OF NC REAL ESTATE EXTX: \$ 110.00  
BK2252 P2101 - P2103

*P. Boles*

Excise Tax \$110.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. 0870A-018  
Verified by ..... County on the ..... day of .....  
by .....

Mail after recording to Jodi A. Ernest, Esq., P.O. Box 1738, Greensboro, NC 27402

This instrument was prepared by Jodi A. Ernest, Esq.

Brief description for the Index GWD, Lt. 18, Dixie Hgts. PB 3-17

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of May, 2002, by and between

GRANTOR

GRANTEE

David Lee Grubbs  
and wife  
Tina M. Grubbs

Gwendolyn Richiez, unmarried  
*(aka Gwenddyn C. Richiez)*

Property Address:  
356-358 Dixie Broadway Street  
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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

see attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Book 2092, Page 2354-2355 Forsyth Registry

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:

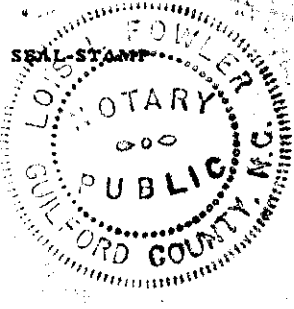
Taxes for the year 2002 and thereafter which are not yet due and payable.  
Conditions, Covenants, Restrictions, Easements and Rights-of-way of record.

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

*David Lee Grubbs* ..... (SEAL)  
David Lee Grubbs  
*Tina M. Grubbs* ..... (SEAL)  
Tina M. Grubbs  
..... (SEAL)  
..... (SEAL)



NORTH CAROLINA, Guilford County.  
I, a Notary Public of the County and State aforesaid, certify that David Lee Grubbs  
and Tina M. Grubbs Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 8th day of May, 2002  
My commission expires: 4-11-05 *Lois L. Fowler* Notary Public

Use Black Ink

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, seated with its corporate seal and attested by ..... as its Secretary.  
Witness my hand and official stamp or seal, this ..... day of .....  
My commission expires: ..... Notary Public

The foregoing Certificate(s) of Lois L. Fowler, NP

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 G. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY  
By *Faneal Wood* Deputy/Assistant - Register of Deeds

## EXHIBIT A

Attachment to North Carolina FNMA/FHLMC Deed of Trust and Deed  
Loan No. 03-2705-007296769-8

BEGINNING AT A POINT ON THE SOUTH SIDE OF DIXIE BROADWAY STREET 483.5 FEET WEST OF THE SOUTHWEST INTERSECTION OF DIXIE BROADWAY AND VARGARVE STREET, AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION 133.7 WEST TO AN IRON STAKE, THENCE IN A WESTWARDLY DIRECTION 40 FEET TO AN IRON STAKE, THENCE IN A NORTHWARDLY DIRECTION 133 FEET TO AN IRON STAKE IN THE SOUTH SIDE OF DIXIE BROADWAY STREET, THENCE IN AN EASTWARDLY DIRECTION 40 FEET ALONG THE SOUTH SIDE OF DIXIE BROADWAY STREET TO THE PLACE OF BEGINNING. BEING KNOWN AND DESIGNATED AS LOT 18 ON THE PLAT OF DIXIE HEIGHTS WHICH IS RECORDED IN PLAT BOOK 3, AT PAGE 17, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE.