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

8K2252 P2101 - P2103

Excise Tax \$110.00

Recording Time, Book and Page

Tax Lot No.		Parcel Identifier No. 0870A-018 n the			
Verified by	County or				
by	***************************************	*******************************	************************************		
The second secon					
Mail after recording toJodi					
This instrument was prepared by	Jodi A. Ern	est, Esq.		**********************	
Brief description for the Index	GWD, Lt.18, Di	xie Hgts. PB 3	_17		
NOPER CA	POLINIA CEN	EDAT WADI	מידידרו עצידינג ג כ		

AROLINA GENERAL WARRANTY DEED

GRANTOR

GRANTEE

David Lee Grubbs and wife Tina M. Grubbs

Gwendolyn Richiez, unmarried (aka 6wenddyn C. Kichiez)

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.q. 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 Granton, 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

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

see attached Exhibit "A"

·						
The property hereinabove	e described was acquired by (Grantor by instr	ument recorded	in	**************************	•••••
Book 2092, Pag	re 2354-2355 Forsyt	h Registry	r ******************************		************************	*********
A map showing the above	e described property is record	ed in Plat Book	*****************	page	*********	
TO HAVE AND TO HOI the Grantee in fee simple	LD the aforesaid lot or parcel	of land and all	privileges and	appurtenances	thereto belongi	ng to
the same in fee simple, the defend the title against the	nts with the Grantee, that Grant title is marketable and from the lawful claims of all persons einabove described is subject	ree and clear of s whomsoever ex	all encumbrance cept for the exc	es, and that Gra	ntor will warran	
Taxes for the yea	r 2002 and thereaft	er which a	re not yet	due and p	oayable.	
Conditions, Coven	ants, Restricțions,	. Easements	and Right	:s-of-way c	of record.	
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.•	And the second of the second of the		, the state of			
IN WITNESS WHEREOF,	the Grantor has hereunto set h thorized officers and its seal to be	is hand and seal, o	r if corporate, has	caused this instru	iment to be signed	in its
above written.	interized differs and its sear to be	A A			//	1 11121
		4	-een	28/90		SEAL)
Cor	rporate Name)	OXIXO (David Lee	≥ Grubbs		
ny:	Markey .	NN S	$\lambda - 2m$	Mul	، کولا	SKAI.)
P:	resident	NI N	Tina M. G	rubbs		
ATTEST:		*CK				SEAL)
		n.				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Se	ecretary (Corporate Seal)	asa		· _		
To location	<i>y</i> :			eri n	·	SEAL)
SEAL-STAMP		lford	County.			
OTARY	I a Notary Public of the County and Tina M.	ty and State afore:	ald, certify that	David Lee		antor,
S PUBLICIES	personally appeared before me t	this day and acknow	wledged the execut	lon of the foregoin;	•	-
The same of the sa	hand and official stamp or seal, i				·	
SO CONSTRUM	My commission expires: 4-11		() (let Notary I	
A SALE OF THE PARTY OF THE PART	My commission expires: 7.11		(x)	J. 100	(LL) Notary I	dublic
SEAL-STAMP	NORTH CAROLINA,		County,			-
	I, a Notary Public of the Count	y and State afores	ald, certify that			<u>-</u>
ب	y personally came before me this					ry of
٠ د	м <u>X</u>		a North Carol	lina corporation, an	d that hy authority	duly
i i	given and as the act of the corp	poration, the forego	ing instrument wa	s signed in its nam	e by its	
	President, sealed with its corpora					tary.
	Witness my hand and official star	mp or seal, this	day of		-,	
	My commission expires:				Notary P	ublic
he foregoing Certificate(s) of _		ulau s	Jp			
	**					
/are certified to be correct. The rst page hereof. DICKIEC. WOO	ols instrument and this certificate at DD, REGISTER OF DEEDS	•			and Page shown on	the
-12.	1 0- 1-	REGISTER O	F DEEDS FOR	texth	COU	NTY
y	1 200	Denty/Assist	ant - Register of De	· eds		

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 493.5 FRET WEST OF THE SOUTEWEST INTERSECTION OF DIXIE BROADWAY AND VARGARVE STREET, AND RUNNING THENE IN A SOUTHWETERLY 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 SIE OF BIXIE BROADWAY STREET, THENCE IN AN EASTWARDLY DIRECTION 40 FRET ALONG THE SOUTH SIDE OF DIKIE 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, MORTH CAROLINA, TO WHICH REPERENCE IS HEREBY MADE.

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