

FORSYTH CO, NC 254 FEE: \$ 14.00  
PRESENTED & RECORDED: 06/07/2002 3:27PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON

DRAFTED BY: R. MICHAEL WELLS  
ATTORNEY AT LAW

RECORDING TIME: DATE OF NC REAL ESTATE EXT: \$ 145.00  
BK 2258 P 2689 - P 2689

*B.M. Wells*

EXCISE TAX \_\_\_\_\_ PROBATE AND FILING FEE \$ \_\_\_\_\_ PAID \_\_\_\_\_  
Tax Block: 6371 Lot: 267 Parcel Identifier No.: \_\_\_\_\_  
Property Address: 3965 ROSEBRIAR LANE WINSTON-SALEM, NC 27106  
Mail after recording to: GRANTEES AT:  
Mail future tax bills to: SAME AS ABOVE

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 6TH day of JUNE, 20 02, by and between

GRANTOR  
W. WAYNE FRYE ORGANIZATION, INC.  
a North Carolina Corporation

GRANTEE  
RONALD JAMES BENEDICT, JR.  
AND WIFE, HOLLY LYNN BENEDICT

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 (\$10.00 & OVC) TEN DOLLARS AND OVC to THEM 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 WINSTON Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 267 as shown on the plat of GREENER TER FARM, PHASE IV, SECTION 3, as recorded in Plat Book 43, Page 180, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING INFORMALLY KNOWN as Tax Lot 267, Block 6371, Forsyth County Tax Records.

Subject to easements and restrictions of record, if any, and 2001 Ad Valorem taxes.

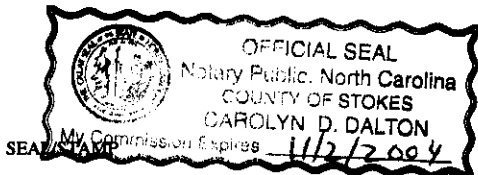
The above land was conveyed to Grantor by YOUNG ACRES VENTURE, LLC. Book Number 2258 Page 590 TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized 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.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

W. WAYNE FRYE ORGANIZATION, INC..

W. Wayne Frye (seal) \_\_\_\_\_ (seal)  
BY:

STATE OF NORTH CAROLINA - Forsyth County  
I, CAROLYN D. DALTON, Notary Public, certify that W. WAYNE FRYE (Official) personally came before me this day and acknowledged that he/she is PRESIDENT (Title) of W. WAYNE FRYE ORGANIZATION, INC., a North Carolina corporation, and that he, as President (Title) being authorized to do so, executed the foregoing on behalf of the corporation.  
Witness my hand and official seal, this the 6 day of JUNE, 2002.



Carolyn D. Dalton  
NOTARY PUBLIC

My Commission Expires: 11/2/2004

The foregoing Certificate(s) of Carolyn D. Dalton is/are certified to be correct.

This the 7 day of June, 20 02  
Dickie C. Wood, Register of Deeds for Forsyth County by: \_\_\_\_\_ Deputy/Assistant