

FORSYTH CO, NC 369 FEE: \$ 17.00
 PRESENTED & RECORDED: 08/30/2002 3:59PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXTX: \$ 170.00

BK2276 P4263 - P4264



Tax Lot No. 13 in Block 2025, Parcel Identification No. _____ Verified by: _____ County
 on the _____ day of _____, 20____. By: _____
 Mail after recording to Grantee, 204 MARVIN BLVD, WINSTON-SALEM, NC 27105

This instrument was prepared by: Leslie G. Frye

Brief description for the Index: Lots 13, 14 & 15 MARVIN HEIGHTS

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 28 day of August, 2002, by and between

GRANTOR

JAMES WADDY, SR
 and wife
 DIANE R. WADDY

GRANTEE

JOHN T. KINZER
 and wife
 MARY C. KINZER

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.

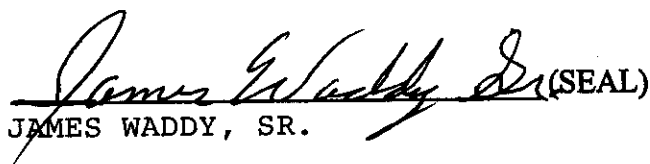
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

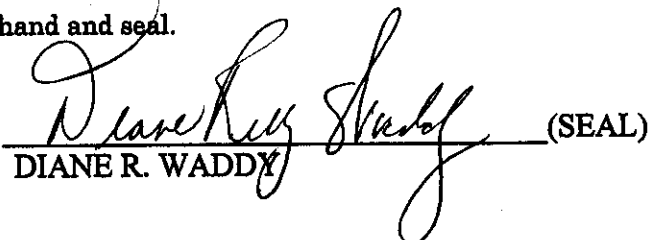
BEING KNOWN AND DESIGNATED as Lots 13, 14 and 15 on the Map of MARVIN HEIGHTS as surveyed and platted by J. A. Walker, ENG., May 1923, and recorded in Plat Book 3 at Page 42A in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple, that title is free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whatsoever, except as to easements of record, if any, and current year ad valorem taxes.

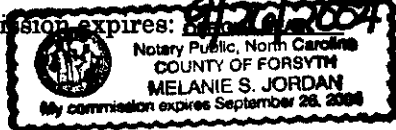
IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal.

 (SEAL)
 JAMES WADDY, SR.

 (SEAL)
 DIANE R. WADDY

NORTH CAROLINA - FORSYTH COUNTY

I, Melanie S. Jordan a Notary Public of the County of Forsyth and State of North Carolina, certify that JAMES WADDY, SR. AND WIFE DIANE R. WADDY, Grantor, personally came before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 28 day of June, 2002.

My Commission expires: 9/26/2004

Melanie S. Jordan
Notary Public

STATE OF NORTH CAROLINA-FORSYTH COUNTY

The foregoing certificate(s) of Melanie S. Jordan, NP is/are certified to be correct at the date of recordation shown on the first page thereof.

DICKY C. WOOD, Register of Deeds by: Karel Jordan (Deputy/Asst)