

FORSYTH CO, NC **400** FEE: \$ 17.00
 PRESENTED & RECORDED: 09/16/2002 2:42PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXT: \$ **133.00**
BK2280 P1593 - P1594

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: _____

This instrument was prepared by: William R. DeGraw, Jr. *Box*

Brief description for the Index: _____

THIS DEED made this 13 day of September, 2002 by and between

GRANTOR

GRANTEE

Nichols Company and White, L.L.C.

Nidia Conrado

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:

BEING KNOWN AND DESIGNATED as Lot No. 36, Chatham Heights, plat of same being of record in Plat Book 10, Page 160(2) reference to said plat being made for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2248 page 1854.

A map showing the above described property is recorded in Plat Book 10 page 160(2).

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, other than the following exceptions: Easements, restrictions and rights of way of record, if any, and 2002 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

NICHOLS COMPANY AND WHITE, L.L.C.

(Entity Name)

By:

Title:

By:

Title:

By:

Title:

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

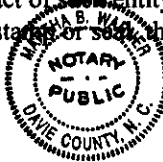
Notary Public

State of North Carolina - County of Forsyth

DAVIE

I, the undersigned Notary Public of the County and State aforesaid, certify that Roger Nichols personally came before me this day and acknowledged that he is the Member/Manager of Nichols Company and White, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 13 day of September, 2002

My Commission Expires: July 4, 2007



Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Martha B. Warner 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 C. WOOD, REGISTER OF DEEDS

By:

Register of Deeds for

FORSYTH

County

Deputy/Assistant - Register of Deeds

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