

FORSYTH CO, NC 213 FEE: \$ 14.00  
PRESENTED & RECORDED: 10/02/2002 3:43PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON

STATE OF NC REAL ESTATE EXT: \$ 114.00  
BK2285 P3180 - P3180

*BMelo*

Recording information above this line

TAX LOT NO. 011 BLOCK 2069 Parcel No. Map No.  
PROPERTY ADDRESS: 1227 Winfield Drive, Winston-Salem, NC 27105  
Mail after recording to: *grantee 157 Roquemore Rd, Clemmons, NC 27012*  
Mail future tax bills to: *Grantee 157 Roquemore Rd, Clemmons, NC 27012*  
Drafted by: D. P. Mast  
Index description: Lot #11, Section 2 of Pleasant View Development

### FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 19 day of September, 2002 by and between the Grantor and the Grantee named below:

#### Grantor

Grady D. Blackburn and wife  
Mary W. Blackburn

#### Grantee

Ashok K. Chatrath and wife Nishi Chatrath  
and;  
Sudhir Chatrath and wife Neeta Chatrath

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

**WITNESSETH**, that the Grantor, in consideration (\$10.00 O.V.C.) Ten Dollars and other valuable considerations, 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 Township, more particularly described as follows.

BEGINNING at a stake on the west side of Fairway Street, (said stake being the corner of Lots #10 and 11); thence Northeastwardly 100 feet with Fairway Street; thence Northwestwardly 454.3 feet; thence Southwardly 112 feet; thence Southeastwardly 380.8 feet to Fairway Street, the PLACE OF BEGINNING. Being known and designated as Lot #11, Section 2 of Pleasant View Development owned by John W. Fulp.

For further reference see Plat Book 6, page 151 as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

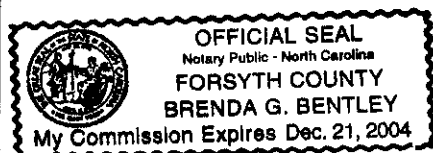
The above land was conveyed to Grantor by \_\_\_\_\_ (See Book number Page )

**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 the 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 easements and restrictions of record and 2002 property tax which has been prorated.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

*Grady D. Blackburn* (seal)  
Grady D. Blackburn

*Mary W. Blackburn* (seal)  
Mary W. Blackburn



North Carolina, County of Forsyth  
I, Brenda G. Bentley, a Notary Public of Forsyth County, NC do hereby certify that **Grady D. Blackburn and wife Mary W. Blackburn** personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this 25 day of September, 2002

My Commission Expires: 12/21/04 *Brenda G. Bentley*  
Notary Public

The foregoing Certificate(s) of Brenda G. Bentley is/are certified to be correct. This the 25 day of October, 2002

DICKIE C. WOOD, Register of Deeds for Forsyth County

BY *[Signature]* Deputy Assistant-Register of Deeds