

FORSYTH CO, NC 75 FEE: \$ 17.00
 PRESENTED & RECORDED: 11/06/2002 12:00PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
 NO TAXABLE CONSIDERATION

BK 2295 P 471 - P 472

P. Bles

For deed stamps see Book 2255 Page 1126

DRAFTED BY: Norman L. Nifong (Box 33)

MAIL FUTURE TAX BILLS TO: Grantee, 5218 Bear Creek Road, Winston-Salem, NC 27106

PROPERTY ADDRESS: 235 Monmouth Street, Winston-Salem, NC 27107

BLOCK: 716 LOT: 14 & 16

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 5th day of November, 2002, by and between

GRANTOR

EVERCLEAR PROPERTIES, INC.,
a North Carolina corporation

GRANTEE

SCOTT E. HEMMING and wife,
NANCETTE M. HEMMING

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 One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Lying and being on the north side of Monmouth Street, commencing at a stake 150 feet west of Lomond Street, J. A. Hill's corner and running thence westwardly along Monmouth Street, 50 feet and to the same width, to-wit: 50 feet extending back north between parallel lines 100 feet to an alley; the same being known and designated as Lots 14 and 16, in Block 44, on the Map of the Winston-Salem Land and Investment Company recorded in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described as TRACT NO. 3 in deed recorded in Book 2255 at Page 1126, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantor covenants with the Grantees, that the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.



EVERCLEAR PROPERTIES, INC.

By: _____

Scott E. Hemming, President

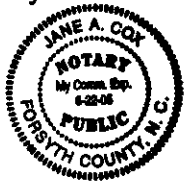
ATTEST:

Nancette Hemming
Nancette Hemming, Secretary

STATE OF NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public, of County, North Carolina, certify that Nancette Hemming personally came before me this day and acknowledged that she is Secretary of EVERCLEAR PROPERTIES, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its Secretary.

WITNESS my hand and notarial stamp or seal, this the 5th day of November, 2002.



Jane A. Cox
NOTARY PUBLIC

My commission expires:
June 22, 2005

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Jane A Cox
NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: _____

Deputy/Asst