

FORSYTH CO, NC 203 FEE:\$ 17.00
PRESENTED & RECORDED: 01/28/2003 11:46AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT:\$ 90.00
BK2317 P 970 - P 971

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 90.00

Parcel Identifier No. 871A 50

Tax Lot No. _____

Verified By _____ County on the _____ day of _____, 20____

Prepared by _____

Mail after recording to ~~PA Ernest~~ MAIL TO: JODI A. ERNEST, PO BOX 1730, GREENSBORO, NC 27402

This Instrument prepared by: **Jodi A. Ernest, Attorney at Law**

Brief description for the Index Lot 50, Dixie Heights, PB 3/17

THIS DEED made this 4th day of December, 2002, by and between

GRANTOR	GRANTEE
David Lee Grubbs and wife, Tina M. Grubbs and David Charles Fulp	Gwendolyn Richiez, <i>widow</i> Property Address: 325 Dixie Broadway Winston-Salem, North Carolina 27127

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 50 as shown on plat known as "Dixie Heights", plat of said property being recorded in Plat Book 3, Page 17, Forsyth County Registry, to which map reference is hereby made for a more particular description.

The property herein above described was acquired by Grantor by instrument recorded in **Book 2096, Page 1345**

A map showing the above described property is recorded in **Plat Book 3, Page 17.**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Taxes for the year 2002 and thereafter which are not yet due and payable.

All matters as shown on the plat recorded in **Plat Book 3, at Page 17.**

Conditions, Covenants, Restrictions, Easements and Rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

David Lee Grubbs
David Lee Grubbs
David Charles Fulp
David Charles Fulp

Tina M. Grubbs
Tina M. Grubbs
By: _____
Name: _____
Title: _____
(Chairman, President, CEO, Vice-President, Assistant Vice President; Treasurer, or CFO)

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned, a Notary Public of the state and county aforesaid, certify that **David Lee Grubbs, Tina M. Grubbs, and David Charles Fulp** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this **4th** day of **December**, 2002.

[NOTARY SEAL] DYAZ M. McDOUGAL
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires May 02, 2007
5/2/07

Dyaz M. McDougal
Notary Public

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public of the state and county aforesaid, certify that _____ personally came before me this day and acknowledged that (s)he is _____ of _____ Inc., a corporation, and that (s)he, in that capacity, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and Notarial Seal this ____ day of _____, 2002.

[NOTARY SEAL]

Notary Public

My Commission Expires:

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Dyaz M. McDougal 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: [Signature] Deputy/Asst