

FORSYTH CO, NC **88** FEE: \$ 17.00
PRESENTED & RECORDED: 01/31/2003 11:28AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ **234.00**
BK2318 P2540 - P2541

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

Mail/Box to: GRANTEE, 2100 JAMESTOWN ROAD, WINSTON-SALEM, NC

This instrument was prepared by: LESLIE G. FRYE 27106

Brief description for the Index: LOT 88 WHISPERING WINDS SECTION 1

THIS DEED made this 30th day of JANUARY, 20____, by and between

GRANTOR

GRANTEE

GEOFF M. ROSS
and wife
PATRICIA K. ROSS

DENNIS L. HIMES
and wife
CINDY L. HIMES

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 88 as shown on the Plat of WHIPERING WINDS, SECTION 1 as recorded in Plat Book 25 at Page 115 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

This transaction is part of an Intermediary Exchange Agreement between the Grantee herein and Commonwealth Land Title Company dated 11-27-02.

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

A map showing the above described property is recorded in Plat Book 25 page 115.

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:

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

(Entity Name)

Geoff M. Ross (SEAL)
GEOFF M. ROSS

By: _____
Title: _____

USE BLACK INK ONLY _____ (SEAL)

By: _____
Title: _____

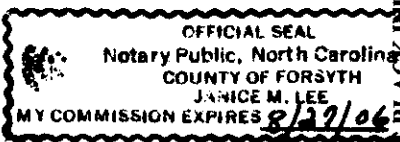
Patricia K. Ross (SEAL)
PATRICIA K. ROSS

By: _____
Title: _____

USE BLACK INK ONLY _____ (SEAL)

SEAL STAMP

State of North Carolina - County of FORSYTH



I, the undersigned Notary Public of the County and State aforesaid, certify that GEOFF M. ROSS and wife PATRICIA K. ROSS 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 30 day of January, 2003

My Commission Expires: 8/27/06 Janice M. Lee
Notary Public

SEAL STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ 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 each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

SEAL STAMP

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 Janice M. Lee 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 Register of Deeds for FORSYTH County
By: [Signature] Deputy Assistant - Register of Deeds