

FORSYTH CO, NC **441** FEE: \$ 20.00
PRESENTED & RECORDED: 01/31/2003 4:50PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ **87.00**
BK2318 P4671 - P4673

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 1766/015 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Box 62

This instrument was prepared by: John A. Meadows, Esquire

Brief description for the Index: Lots 15 & 16; C.H. Brown Property

THIS DEED made this 31 day of January, 2003, by and between

GRANTOR

GRANTEE

JOSEPH GRAY ROGERS and wife,
PATSY T. ROGERS

DULCE PALACIOS (married) and
AVELINA MARTINEZ (single)

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2282 page 2202.

A map showing the above described property is recorded in Plat Book 1 page 25.

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:

All easements, rights of way, exceptions of record and utilities as they lay, if any.

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

(Entity Name) _____ (SEAL)
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
USE BLACK INK ONLY

SEAL-STAMP



State of North Carolina - County of FORSYTH /Yadkin
I, the undersigned Notary Public of the County and State aforesaid, certify that Joseph Gray Rogers and wife, Patsy T. Rogers 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 31 day of January, 2003.
My Commission Expires: 11-22-2003
Hope M. Wood
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 _____ 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

The foregoing Certificate(s) of Hope M. Wood 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: _____ Deputy/Assistant - Register of Deeds

Exhibit "A"

Lots Nos. 15 and 16 on the map of property of C.H. Brown, recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Plat Book 1, Page 25, to which reference is hereby made for a full and complete description.