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 EXTX:\$ 87.00 BK2318 P4671 - P4673

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	INA GENERA	L WARRAN	I I DEED			
Parcel Identifier No. 1766/015 V By:	erified by	County on the	day of	, 20		
Mail/Box to: Box 62			·			
This instrument was prepared by: John A. M	Meadows ,Esquire					
Brief description for the Index: Lots 15 &	16; C.H. Brown 1	roperty				
THIS DEED made this31	day o	January	, 20_03	, 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 The designation Grantor and Grantee as used he singular, plural, masculine, feminine or neuter a WITNESSETH, that the Grantor, for a valuable and by these presents does grant, bargain, sell and	erein shall include said parties required by context. consideration paid by the convey unto the Grantee	ties, their heirs, success Grantee, the receipt of in fee simple, all that co	ssors, and assigns, which is hereby acceptain lot or parcel of	and shall include		
the City of	_, Winston as follows:	Township,	Forsyth	County,		
SEE EXHIBIT "A" ATTACHED HE		RATED HEREIN BY	REFERENCE.			
The property hereinabove described was acquire		_				
A map showing the above described property is		l page				
NC Bar Association Form No. 3 © 1976, Revis Printed by Agreement with the NC Bar Associa	+ James Williams & Co., Inc. www.JamesWilliams.com					

BK 2318 PG 4672

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 exe	cuted the fo	regoing as of the	day and year first al	oove written.
			pseph &	ray loger	(SEAL)
(Entity	y Name)	V	JOSEPH GRAY	ROGERS O	
Ву:		ONEY	Par T	Run	(SEAL)
CD' 41		— <u>5</u> -	PATSY T. RO	GERS	(00/12)
_		 BLACK INK -			
By: Title:		— 考 -			(SEAL)
TILLE.	<u> </u>	K.A			
Ву:					(SEAL)
Title:		ñ			
STAL STAMP	State of North Carolina - Count O I, the undersigned Notary Public of Patsy T. Ro	Yadk / f the County	in and State aforesai	id, certify thatJose personally appeared b	ph Gray Rogers
No.	FFE ALSEAU AND PUBLISHED AND AND AND AND AND AND AND AND AND AN	of the forego	ing instrument for	hersomany appeared (xpressed. Witness my
My Commission E	OPE M. WOOD spires: 11-22	2-2003		Dag m	(Doch
	So			Notary Public	
S-177 S-1 - 5777 S-3 # #75	a cknowledged that he is the a North Carolina or partnership (strike through the ina he signed the forgoing instrume Notarial stamp or seal this My Commission Expires: 4	corpapplicable), ent in its name	of poration/limited lia and that by author	personally came ber ability company/gener ity duly given and as	the act of each entity, /itness my hand and , 20
SEAL-STAMP	State of North Carolina - Count O I, the undersigned Notary Public of acknowledged the due execution of hand and Notarial stamp or seal the My Commission Expires:	of the forego	ing instrument for	personally appeared the purposes therein e	xpressed. Witness my
The foregoing Certificat	re(s) of	1 /	/202	:-/	certified to be correct.
This instrument and this	certificate are duly registered at the da	-	and in the Book Deeds forstant - Register o	and Page shown on t	he first page hereof. County
NC Bar Association For	rm No. 3 © 1976, Revised © 1977, 20 with the NC Bar Association - 1981		.	+ James \	Williams & Co., Inc. JamesWilliams.com

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.