

FORSYTH CO, NC **366** FEE: \$ 17.00
 PRESENTED & RECORDED: 03/31/2003 3:24PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
 STATE OF NC REAL ESTATE EXT: \$ 170.00
BK2335 P6419 - P6420

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 170.00

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

Mail/Box to: Grantee

This instrument was prepared by: Richard R. Foust, Stamey & Foust 204 Muirs Chapel Rd., Ste 103, Greensboro, NC 27410

Brief description for the Index: _____

THIS DEED made this 25th day of March, 2003, by and between

GRANTOR

Lynn Ellen Peters
 Sally Peck Lentz , Both Unmarried

GRANTEE

Isabel Ramirez and
 Wilber Marengo , both unmarried
 5119 Old Rural Hall Rd.
 Winston-Salem, NC 27105

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

BEING all of Lot #9 and Lot #10 as shown on the plat of the property of the W. H. Cox Estate designated as the "Dower Tract" which is platted and recorded in Plat Book 10 at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, and fronting on the east side of the Old Rural Hall Road a distance of 60' each and extending back between parallel lines a distance of 187.4 feet on the north side and 193.9 feet on the south side of said lots.

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 10 page 79.

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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)

Lynn Ellen Peters (SEAL)
Lynn Ellen Peters

By: _____
Title: _____

Sally Peck Lentz (SEAL)
Sally Peck Lentz

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Lynn Ellen Peters
Sally Peck Lentz 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 25th day of March, 2003

My Commission Expires: 4-18-06

Jennifer M. Brown
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ of _____ 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 _____ signed the foregoing 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

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 Jennifer M. Brown, NP 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.

ICKIE C. WOOD, REGISTER OF DEEDS
Register of Deeds for FORSYTH County
By: Kenal D. D. Deputy/Assistant - Register of Deeds