

FORSYTH CO, NC **345** FEE: \$ 17.00
PRESENTED & RECORDED: 04/22/2003 4:28PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 135.00
OK 2342 P5569 - P5570

TS

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

Mail/Box to: _____

This instrument was prepared by: William R. DeGraw, Jr. Box

Brief description for the Index: _____

THIS DEED made this 21 day of April, 2003, by and between

GRANTOR	GRANTEE
LJSS Properties, Inc.	Lasanah Sinfa Talery

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 30 on the Map of Nading and Wadill Property recorded in Plat Book 9, Page 174 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2296 page 3973.

A map showing the above described property is recorded in Plat Book 9 page 174.

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: Easements, restrictions and rights of way of record, if any, and 2003 ad valorem taxes.

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

LJSS PROPERTIES, INC. _____ (SEAL)

(Entity Name)

By: Steven K Swortzel _____ (SEAL)
Title: Secretary

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

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__.

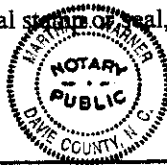
My Commission Expires: _____

[Signature]
Notary Public

State of North Carolina - County of Forsyth
Davie

I, the undersigned Notary Public of the County and State aforesaid, certify that Steven K. Swortzel personally came before me this day and acknowledged that he is the Secretary of LJSS Properties, Inc., 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 such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21 day of April, 2003

My Commission Expires: July 4, 2007



Martha B. Warner
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 Martha B. Warner 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.

By: [Signature] Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds