

FORSYTH CO, NC 520 FEE: \$ 20.00  
PRESENTED & RECORDED: 04/29/2003 4:30PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
STATE OF NC REAL ESTATE EXTX: \$ 178.00  
BK2345 P3348 - P3350



**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: \$ 178.00 Recording Time, Book and Page  
Tax Map No. 2977 010 Parcel Identifier No.

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Mail after recording to: **Sancocho Development @ 1959 N. Peacehaven Rd., #124 Winston Salem, NC 27106**  
This instrument was prepared by: **House & Tippett, PLLC**

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THIS DEED made this 28 day of April, 2003 by and between

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**GRANTOR**

**Mark D. Muncus (UNMARRIED) and, Gary E. Watts and wife, Bernadette D. Watts**

**GRANTEE**

**Sancocho Development Co., LLC, a North Carolina limited liability company**

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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 and more particularly described as follows:

**Being known and designated as Lot 10 as shown on map of Fenimore Place recorded in Plat Book 24, Page 42 in the Office of the Register of Deeds of Forsyth County, North Carolina.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2321, Page 3536, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 24, Page 42, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

Mark D. Muncus (SEAL)  
Mark D. Muncus

By: \_\_\_\_\_

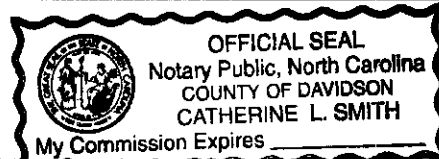
Gary E. Watts by Mark D. Muncus his AIF (SEAL)  
Gary E. Watts by Mark D. Muncus his AIF

By: \_\_\_\_\_

Bernadette D. Watts by Mark D. Muncus her AIF (SEAL)  
Bernadette D. Watts by Mark D. Muncus  
her AIF

\_\_\_\_\_  
(SEAL)

NORTH CAROLINA Forsyth COUNTY



I, Catherine L. Smith, a Notary Public of the County and State aforesaid, certify Mark D. Muncus (UNMARRIED) Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 29th day of April, 2003.

My Commission Expires: 9/29/2004

Catherine L. Smith  
Notary Public

NORTH CAROLINA \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina corporation/limited liability company/general partnership/limited partnership (mark through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

STATE OF NORTH CAROLINA

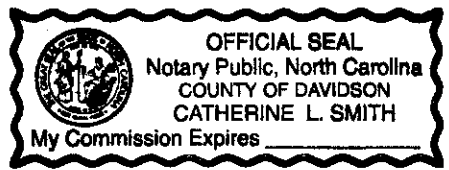
COUNTY OF FORSYTH

I, Catherine L. Smith, a Notary Public of Davidson County, State of North Carolina, do hereby certify that Mark D. Muncus attorney-in-fact for Gary Edward Watts personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Gary Edward Watts and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, State of North Carolina, in Book 2327, Page 1003 and that this instrument was executed under and by virtue of the authority given by said Gary Edward Watts in the instrument granting power of attorney to Mark D. Muncus; that the said Mark D. Muncus acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Gary Edward Watts.

WITNESS my hand and official seal this 28th day of April 2003.

Catherine L. Smith  
Notary Public

My Commission Expires: 9/29/2004



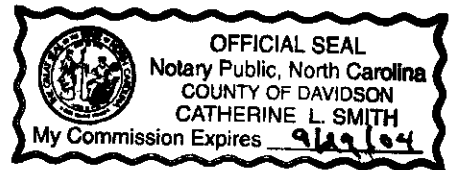
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Catherine L. Smith, a Notary Public of Davidson County, State of North Carolina, do hereby certify that Mark D. Muncus attorney-in-fact for Bernadette D. Watts personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Bernadette D. Watts and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, State of North Carolina, in Book 2327, Page 1005 and that this instrument was executed under and by virtue of the authority given by said Bernadette D. Watts in the instrument granting power of attorney to Mark D. Muncus; that the said Mark D. Muncus acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Bernadette D. Watts.

WITNESS my hand and official seal this 28th day of April 2003.

Catherine L. Smith  
Notary Public  
STATE OF NC - FORSYTH CO  
The foregoing certificate(s) of:  
Catherine L. Smith  
NP(s)



is/are certified to be correct at the date of recording shown on the first page thereof.  
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/RSR