

FORSYTH CO, NC 428 FEE: \$ 20.00
PRESENTED & RECORDED: 06/23/2003 4:30PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 78.00
BK 2365 PG 5757 - PG 5759

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument was prepared by:
Robert E. Price, Jr. & Associates, P.A.
PO Box 26364, Winston-Salem, NC 27114-6364

Mail after recording to:
Thomas Ramsey
3410 Kirklees Road
Winston-Salem, NC 27104

Filing and Probate Fees \$ _____ Paid
Recording Time, Book and Page

Excise Tax

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2003 by _____

Brief description for the index:

1201 E 24th Street
Lot 104, Block 0332

THIS DEED made this the 23 day of June, 2003, by and between

GRANTOR

Carolyn C. Shelton
2435 Lake Forest Drive
Winston-Salem, NC 27106

GRANTEE

BW Consulting, Inc.

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

See attached Schedule "A"

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: **Restrictions, rights of way, easements and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.**

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

Carolyn C. Shelton
Carolyn C. Shelton

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

SEAL-STAMP



SEAL-STAMP

NORTH CAROLINA - FORSYTH COUNTY

I, L.E. SEGER, a Notary Public of Forsyth County, North Carolina, certify that Carolyn C. Shelton, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of JUNE, 2003.

L.E. Seger
Notary Public

My Commission Expires: 3-11-06

NORTH CAROLINA - FORSYTH COUNTY

I, _____, a Notary Public of _____ County, North Carolina, certify that _____, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires: _____

SEAL-STAMP

NORTH CAROLINA - FORSYTH COUNTY

I, _____, a Notary Public of _____ County, North Carolina, certify that _____, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires: _____

The foregoing Certificate(s) of L.E. Seger 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.

REGISTER OF DEEDS
By: *Dickie C. Wood*
Deputy Assistant Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

Exhibit "A"

BEGINNING AT THE NORTHEAST CORNER OF HOOD AND CHUTCHINS STREETS (NOW CLEVELAND AVENUE AND 24TH STREET RESPECTIVELY). THENCE RUNNING NORTH 160 FEET ALONG CLEVELAND AVENUE TO AN ALLEY; THENCE EAST ALONG SAID ALLEY 65 FEET, 10 FEET WEST OF THE NORTHWEST CORNER OF LOT 31; THENCE SOUTH 160 FEET TO A POINT IN THE NORTHERN LINE OF 24TH STREET, AID POINT BEING 10 FEET WEST OF THE SOUTHWEST CORNER OF LOT NO. 31; THENCE WEST 65 FEET ALONG CHUTCHINS STREET (NOW 24TH STREET) TO THE BEGINNING; BEING KNOWN AND DESIGNATED AS A PORTION OF LOT NO. 29 ON MAP OF FAIRVIEW RECORDED IN THE REGISTERS OF DEEDS OFFICE FOR FORSYTH COUNTY IN BOOK OF DEEDS 90, PAGE 588 AND ALSO IN PLAT BOOK 8, PAGE 91, ALSO BEING KNOWN AND DESIGNATED AS LOT 104, BLOCK 332, FORSYTH COUNTY TAX MAP. REFERENCE: DEED BOOK 250, PAGE 192, AND DEED BOOK 140, PAGE 53.