

96 FEE:\$ 17.00  
 FORSYTH CO, NC PRESENTED & RECORDED: 07/02/2003 11:37AM  
 DICKIE C. WOOD REGISTER OF DEEDS BY:POINDE  
 STATE OF NC REAL ESTATE EXTX:\$ 550.00  
 BK2370 P 824 - P 825

Do not write above this line

DRAFTED BY: L. R. Holton, Esq.	Tax Block-Lot: 6406/155	Parcel ID:
Mail after recording to: Grantee	Mail future tax bills to: Grantee	

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 2d day of July, 20 03, by and between

**GRANTOR**

Tar Branch Investors, LLC  
 314 Indera Mills Court  
 Winston-Salem, NC 27101

**GRANTEE**

Peter F. Marsh  
 Alicia K. Hardin  
 309 Cascade Avenue  
 Winston-Salem, NC 27127

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall singular, plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, in consideration of (\$ \$10.00 + ovc) Ten Dollars and other valuable consideration to them 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 in Forsyth County, North Carolina, Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit #155 on the map of The Mill at Tar Branch Condominiums, Phase II, a map of which is recorded in Condominium Book 5, at pages 171 & 172 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Property Address: 155 Tar Branch Court, Winston-Salem, NC 27101

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ page \_\_\_\_\_)

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, Grantee in fee simple and the Grantor covenants is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions: Easements, rights-of-way and restrictions of record and 2003 property tax which shall be prorated

**IN WITNESS WHEREOF** the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(seal) \_\_\_\_\_ (seal) \_\_\_\_\_  
 (seal) \_\_\_\_\_ (seal) \_\_\_\_\_  
 (seal) \_\_\_\_\_ (seal) \_\_\_\_\_  
 (seal) \_\_\_\_\_ (seal) \_\_\_\_\_

TAR BRANCH INVESTORS, LLC

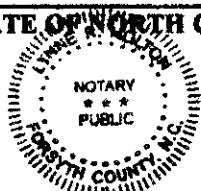
By: *Beau Dancy* Corporate Name  
 President Managing member

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ President of \_\_\_\_\_,

and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
 My commission expires \_\_\_\_\_, 20\_\_\_\_\_. Notary Public

SEAL/STAMP



STATE OF NORTH CAROLINA - Forsyth County

I, *Lynn R. Holton*, a Notary Public of Forsyth County, NC, do hereby certify that *Beau Dancy*, Managing Member of Tar Branch Investors, LLC

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 20 day of July, 2003.

My commission expires 2/5, 2007. *Lynn R. Holton* Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
 My commission expires \_\_\_\_\_, 20\_\_\_\_\_. Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
 My commission expires \_\_\_\_\_, 20\_\_\_\_\_. Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby certify that \_\_\_\_\_

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
 My commission expires \_\_\_\_\_, 20\_\_\_\_\_. Notary Public

SEAL/STAMP

The foregoing Certificate(s) of *Lynn R. Holton* is/are certified to be correct at the date of recordation shown

on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: *Dickie C. Wood*

Deputy/Asst.