

FORSYTH CO, NC **86** FEE: \$ 20.00
PRESENTED & RECORDED: 07/03/2003 11:08AM
DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS P
STATE OF NC REAL ESTATE EXT X: \$ **316.00**
BK2370 P3234 - P3236

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

Mail/Box to: GRANTEE 2196 Gaston St. Winston-Salem, NC 27103

Mail Future Tax Bills to: Same as above

This instrument was prepared by: Tornow & Kangur, L.L.P.

Brief description for the Index Block 01673 Lot 0103

THIS DEED made this 26th day of June, 2003, by and between

GRANTOR	GRANTEE
JERRY W. NOBLE, unmarried JILL HINCKLEY-NOBLE, unmarried	GEORGE D. ECKART and wife KRISTIN ECKART

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:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1743 page 338.
A map showing the above described property is recorded in Plat Book _____ page _____.

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: **Subject to Restrictions and Covenants, if any, and Ad Valorem taxes for 2003, not yet due or payable.**

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

By: _____ (SEAL)
 Title: _____

By: Jerry W. Noble (SEAL)
Jerry W. Noble
 Title: _____

By: Jill Hinckley - Noble (SEAL)
Jill Hinckley-Noble
 Title: _____

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

State of North Carolina - County of Forsyth

Witness

I, the undersigned Notary Public for the County and State aforesaid, certify that Jerry W. Noble, unmarried and Jill Hinckley-Noble, unmarried

acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of July, 2003.



OFFICIAL SEAL
North Carolina • Witness
KATRINA C. WARREN
NOTARY PUBLIC
My Commission Expires 11-24-07

My Commission Expires: 11-24-07

Katrina C. Warren
Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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 each 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 _____ 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 Katrina C. Warren - 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.

By: _____ Register of Deeds for _____ County
Dickie C. Warren Deputy/Assistant - Register of Deeds

EXHIBIT "A"

ATTACHMENTDESCRIPTION

BEGINNING at an iron stake, said iron stake being at the Southeastern right of way at the intersection of Irving and Gaston Streets; running thence South 87 degs. 19' East, 60 feet along the Southern right of way of Gaston Street to an iron stake; thence South 2 degs. 40' 20" West 180.12 feet to an iron stake; thence North 87 degs. 28' 35" West 60 feet to an iron stake located on the Eastern right of way of Irving Street; thence North 2 degs. 40' East 180.29 feet along the Eastern right of way of Irving Street to the point and place of BEGINNING and containing .25 acres more or less. Being Lot 103, Block 1673 on the Forsyth County Tax Map and being the same property as shown on a map entitled property of Stephen C. Booth and wife, Barbara B. Booth, dated June 11, 1990, prepared by Richard Parks Bennett, said map being incorporated herein by reference, and being the same property as shown on a map entitled property of Jerry Wayne Noble and wife, Jill Hinckley-Noble prepared by Richard Parks Bennett, dated 4/23/92.