

FORSYTH CO, NC **119** FEE: \$ 17.00
PRESENTED & RECORDED: 07/03/2003 11:18AM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXT: \$ 55.00
BK2370 P3492 - P3493

Recording Time, Book and Page

Excise Tax

Tax Lot No. _____ Parcel Identifier No. 1174-01
Verified by _____ County on the _____ day of _____, 20
by _____

Mail after recording to **GRANTEE** : 5008 Peppertree Road, Clemmons, NC 27012
This instrument was prepared by **Raymond A. Burke**, 301 South McDowell Street, Suite 1204, Charlotte, NC 28204 / wls
No Title Search

Brief Description for the index

2855 PATTERSON AVENUE

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made by and between

GRANTOR

GRANTEE

**ASSOCIATES FINANINCIAL SERVICES OF AMERICA,
INC. N/K/A CITIFINANCIAL SERVICES, INC.**

**EMMA HURSH and husband,
SAMUEL R. HURSH
2855 N. PATTERSON AVENUE
WINSTON-SALEM, NC 27105**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

Being known and designated as Lot No. 1 as shown on the Map of BONAIRE ADDITION, Section A, which is recorded in Plat Book 3 at Page 82 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

The property herein above described was acquired by Grantor by instrument recorded in Book 1854, Page 1253 .

A map showing the above described property is recorded in Plat Book 3 at Page 82.

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 the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

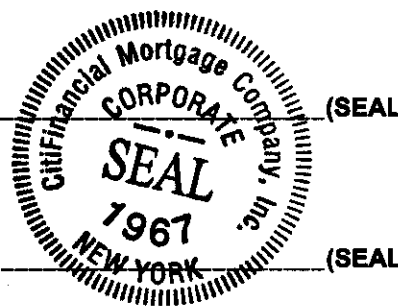
All valid and enforceable easements, restrictions, and conditions of record and the lien of ad valorem tax for the current year which the Grantee agrees to assume and pay.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC. N/K/A CITIFINANCIAL SERVICES, INC.

USE BLACK INK ONLY

[Signature of Rhonda Frailey]
RHONDA FRAILEY, AVP



By: _____

President

_____) (SEAL)
_____) (SEAL)
_____) (SEAL)
_____) (SEAL)

MISSOURI

STATE

OF

ST. LOUIS

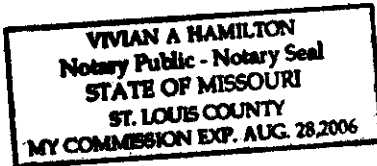
COUNTY

OF

SEAL-STAMP

USE BLACK INK ONLY

I, Vivian A. Hamilton, a Notary of the County and state aforesaid, do hereby certify that RHONDA FRAILEY, AVP, President of ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC. N/K/A CITIFINANCIAL SERVICES, INC. personally appeared before me this day and being, by me, duly sworn says that by authority duly given and as the act of ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC. N/K/A CITIFINANCIAL SERVICES, INC. the foregoing instrument was signed in its name by her/himself as the President and that its authority to execute said instrument.



Witness my hand and official stamp or seal, the 1st day of July, 2003.

My Commission Expires: _____

[Signature of Vivian A. Hamilton]
Vivian A. Hamilton Notary Public

The foregoing Certificate(s) of Vivian A. Hamilton

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.

DICKIE C. WOOD REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature] Deputy/Assistant-Register of Deeds.