

283 FEE: \$ 20.00
 FORSYTH CO, NC PRESENTED & RECORDED: 11/17/2003 3:17PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: NAVARR
 STATE OF NC REAL ESTATE EXT: \$ 182.00
 BK2423 P1469 - P1471

DRAFTED BY: Gregory W. Schiro RECORDING TIME
 EXCISE TAX 182.00 PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 1038 A; Tax Lot: 27.

Property Address: 921 Madison Avenue, Winston-Salem, NC 27103

Mail after recording to: ~~Mr. Jacob R. Cashion~~ (BOX 164)

Mail future tax bills to: Mr. Jacob R. Cashion 422 Walkertown Authrie Road
 Winston-Salem, NC 27101

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 12 day of November 2003, by and between Bobby Howard Loyd and wife, Sandra Gilreath Loyd, GRANTORS herein, and Jacob R. Cashion and wife, Brooke W. Cashion, GRANTEEES herein. (The designation Grantor and Grantee as used herein include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine and neuter as required by context.)

WITNESSETH, that the Grantor, in consideration of ten dollars and other valuable consideration (\$10.00 o.v.c.) to him paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, transfer, sell and convey unto the Grantees in fee simple, all that certain tract, lot, or parcel of land in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows: AS DESCRIBED ON THE ATTACHED.

~~BEING KNOWN AND DESIGNATED as Lot No. 27 as shown on the Plat of Granville Nading Estate, Section 1, a Plat of which is recorded in Plat Book 11 at page 36 in the Office of the Register of Deed of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.~~

The above parcel of land was conveyed to Grantor by the Will of Lucille Wimbas Lloyd, as shown in file 03 E 916 in the Office of the Forsyth County Clerk of Superior Court Office.

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 Bobby Howard Loyd 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, 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: all easements, rights of ways, restrictive covenants, of record, if any, and ad valorem taxes for the year 2003 which shall be prorated as of the date of closing. The Grantor Sandra Gilreath Loyd makes no warranties, and is executing this Deed solely to release her marital interest in the herein described real property.

IN WITNESS WHEREOF the Grantors have set their hands and seals, the day and year first above written.

Bobby Howard Loyd (SEAL) Sandra Gilreath Loyd (SEAL)
Bobby Howard Loyd Sandra Gilreath Loyd

STATE OF NORTH CAROLINA - Catawba County

I, BRENDA W. COBB, a Notary Public of Catawba County, North Carolina, do hereby certify that Bobby Howard Loyd and wife, Sandra Gilreath Loyd, grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal or stamp this the 12th day of November, 2003.

Brenda W. Cobb
Notary Public

(seal or stamp of notary)
My commission expires: March 17, 2007

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate Brenda W. Cobb of Catawba County, North Carolina, is certified to be correct. This the 17 day of Nov, 2003.

Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

By

[Signature]
Deputy-Assistant

Lying on the East side of Madison Avenue, Beginning at an iron stake the southwest corner of Lot 28 of the sub-division of Granville Nading Estate, Section 1, and being the northwest corner of the within described lot and running thence South $87^{\circ} 24'$ East with the South line of said Lot No. 28 a distance of 185.02 feet to an iron stake, the southeast corner of Lot 28; thence with the West line of Lot 2, South $1^{\circ} 45'$ West 55 feet to an iron stake, the northeast corner of Lot 26, thence with the North line of Lot No. 26 North $87^{\circ} 24'$ West 185.02 feet to an iron stake the northwest corner of Lot 26 on the East side of Madison Avenue; thence with Madison Avenue North $1^{\circ} 45'$ East 55 feet to the place of Beginning, being known as Lot No. 27 as shown on the sub-division of Granville Nading Estate, Section 1, as surveyed and platted in February, 1939, by G. F. Hinshaw, C.E., said plat being recorded in Book 11 of Plats, on page 36, Forsyth County Registry.