

FORSYTH CO, NC **345** FEE: \$ 20.00  
 PRESENTED & RECORDED: 11/25/2003 3:47PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE  
 STATE OF NC REAL ESTATE EXT: \$ **77.00**  
**BK2425 P3862 - P3864**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \_\_\_\_\_

Parcel Identifier No. FW Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee, 4847 Fleetwood Circle, Winston-Salem, NC 27106

This instrument was prepared by: Warren E. Kasper

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 22 day of NOVEMBER, 2003, by and between

GRANTOR

MARY L. MENDOZA AND HUSBAND,  
 RAMON L. MENDOZA

GRANTEE

THOR SEVERINO, FREE TRADER

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.

\*all my undivided interest

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 \_\_\_\_\_, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE  
 AS IF FULLY SET OUT HEREIN.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

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:

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

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_ Title: \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

USE BLACK INK ONLY

Mary L. Mendoza (SEAL)  
MARY L. MENDOZA

Ramon L. Mendoza (SEAL)  
RAMON L. MENDOZA

(SEAL)

(SEAL)

State of ~~North Carolina~~ Florida - County of clay

I, the undersigned Notary Public of the County and State aforesaid, certify that Mary L. Mendoza and Ramon L. Mendoza personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22 day of November, 2003.

My Commission Expires: 4-10-05

Elizabeth Crawford  
Notary Public

USE BLACK INK ONLY

State of North Carolina - 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 forgoing 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

USE BLACK INK ONLY

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

USE BLACK INK ONLY

The foregoing Certificate(s) of Elizabeth Crawford 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  
By: \_\_\_\_\_ Register of Deeds for FORSYTH County  
Deputy/Assistant - Register of Deeds

**EXHIBIT A**

BEGINNING at an iron stake in the Eastern right-of-way line of Fleetwood Circle, said iron stake being located at the Southwest corner of the Carlos D. Folds property described in Deed Book 1359 at Page 244, Forsyth County Registry and the Northwest corner of the within described tract, thence from said BEGINNING point South 74 degrees 35 minutes East 108.79 feet to an iron stake; thence North 15 degrees 04 minutes East 23.60 feet to an iron stake; thence South 87 degrees 13 minutes East 212.20 feet to an iron stake; thence South 26 degrees 32 minutes West 190.10 feet to an iron stake; thence North 72 degrees 56 minutes 43 seconds West 300.39 feet to an iron stake within the right-of-way of Fleetwood Circle; thence North 26 degrees 32 minutes East 110.00 feet to an iron stake, the point and place of BEGINNING, being 0.989 acres, more or less, in accordance to a survey by Larry L. Callahan, RLS entitled "Map of John C. Duren, Sr." dated December 15, 1982, Job No. 1351-1. Being that same property conveyed unto John C. Duren, Sr. as shown in Deed Book 1981 at Page 9 in the Forsyth County Office of the Register of Deeds.