

FORSYTH CO, NC

215

FEE: \$ 20.00

PRESENTED & RECORDED: 12/09/2003 1:05PM

DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS P

NO TAXABLE CONSIDERATION

BK2429 P2854 - P2856

Tax Lot _____, Block _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2003
by _____

Mail after recording to: VonCannon Box (8)

This instrument was prepared by Donald M. VonCannon

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

Clyde Christensen, unmarried

GRANTEE

Joseph Properties, LLC
3829 Steeple Chase Drive
Carmel, IN 46032

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 City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A incorporated herein by reference.

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 except for the exceptions hereinafter stated.

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

Subject to easements and restrictions of record, if any, and 2003 ad valorem taxes.

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.

Clyde Christensen (SEAL)
Clyde Christensen

SEAL-STAMP STATE OF INDIANA, MARION County.

I, a Notary Public of the County and State aforesaid, certify that **Clyde Christensen**, personally appeared before me this day and acknowledged the execution of the forgoing instrument. Witness by hand and official stamp or seal, this 26th day of NOVEMBER, 2003.

Tina L. McKnight
NOTARY PUBLIC
TINA L. MCKNIGHT

My commission expires: 2/14/07

The foregoing Certificate(s) of Tina L. McKnight, NP
is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY
DAVID C. WOOD, REGISTER OF DEEDS

By Kane Doda Deputy/Assistant-Register of Deeds.

EXHIBIT A
(Hawkeye Properties to Joseph Properties)

Tract I:

Being all of LOT 11 in BLOCK 20, as shown on the map of Air Property, as recorded in PLAT BOOK 3, PAGE 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also being known and designated as Tax Lot 11, Block 1173.

Property Address:
310 28th Street
Winston-Salem, NC 27105

Tract II:

Being known and designated as Lot Number 7, as shown in Block "A", Map of Property Adjoining Longview Development, Part of the C.F. Nissen Estate, as recorded in Plat Book 3, Page 11, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also being known and designated as Tax Lot 007N, Block 0923.

Property Address:
1314 Verdun Street
Winston-Salem, NC 27107

Tract III:

Being known and designated as LOT NUMBERS 37, 38 and 39, as shown on the map of G.C. Landingham Property as recorded in PLAT BOOK 10, PAGE 143, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also being known and designated as Tax Lot 305, Block 1502.

Property Address:
3909 Ogburn Avenue
Winston-Salem, NC 27105