

FORSYTH CO, NC

297

FEE: \$ 17.00

PRESENTED & RECORDED: 12/09/2003 3:47PM

DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXTX: \$ 80.00

BK2429 P3169 - P3170

Box #32

PREPARED BY: JOHN R. COMBS

RETURN TO: Sanders & Combs, PLLC 326 N. Spring St., Winston-Salem, NC 27101

NORTH CAROLINA)

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GENERAL WARRANTY DEED

FORSYTH COUNTY)

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THIS DEED made this 8 day of December, 2003, by and between RICKY HOWARD GOBBLE, (hereinafter referred to as "Grantor), to TRIAD REAL ESTATE INVESTMENTS, LLC, (hereinafter referred to as "Grantee").

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 Grantees in fee simple, all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND designated AS Lot No. Seventy Nine (79) as shown on plat of Fairview, Plat of said property being recorded in Deed Book 90, Page 589, and in Plat Book 8, Page 91 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year first above written.

Ricky Howard Gobble (SEAL)
Ricky Howard Gobble

STATE OF NORTH CAROLINA - County of Forsyth

I, *Ruth Williams* a Notary Public of *Doune* County, State of *North Carolina*, do hereby certify that Ricky Howard Gobble, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *8th* day of *December*, 2003.

Ruth Williams
Notary Public

My Commission Expires:

8-30-2007

STATE OF NORTH CAROLINA - County of Forsyth

The foregoing certificate of *Ruth Williams* is 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: *Dickie C. Wood*

DICKIE C. WOOD, REGISTER OF DEEDS