

FORSYTH CO, NC 10 FEE: \$ 17.00
PRESENTED & RECORDED: 12/11/2003 09:29AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
GIFT DEED

BK2430 P1575 - P1576

DRAFTED BY: LESLIE G. FRYE - No Title Search performed
Excise Tax: \$ _ GIFT DEED

RECORDING TIME:
PROBATE AND FILING FEE \$ _____ PAID

BLOCK: ___ LOT: ___ PARCEL: _____

Property Address: Tax Lot 28 Block 1842
Mail after recording to: 2741 Godwin Lane, Pensacola FL 32526
Mail future tax bills to: 2741 Godwin Lane, Pensacola FL 32526

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of December, 2003, by and between:

GRANTOR	GRANTEE
GRACIE P. RICHARDSON (widow)	LATUNGA H. MCGRUDER

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in all that certain lot or parcel of land in _____ Township, FORSYTH County, North Carolina, more particularly described as follows:

Being Known and Designated as Lot 28 on the Plat of City View Development, W.H. Bondurant, Owner, which said plat is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 1, Page 108 reference to which is hereby made for a more particular description..

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, 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:

- a) 2004 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or, if a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Gracie P Richardson (SEAL)
GRACIE P. RICHARDSON

_____ (SEAL)

NORTH CAROLINA-FORSYTH COUNTY

I, Lora Layne Evans Notary Public of Yadkin County and state aforesaid, certify that GRACIE P. RICHARDSON (widow), did personally appear before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this the 8 day of December, 2003

My commission expires: 10-8-07



Lora Layne Evans
NOTARY PUBLIC

STATE OF NORTH CAROLINA- FORSYTH COUNTY

The foregoing Certificate(s) of Lora Layne Evans 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.

By [Signature] Deputy/Assistant-Register of Deeds