

FORSYTH CO, NC **299** FEE: \$ 20.00
 PRESENTED & RECORDED: 12/12/2003 4:32PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHR
 STATE OF NC REAL ESTATE EXT: \$ **143.00**
BK2430 P4578 - P4580

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEE 1122 Charles St. Winston-Salem, NC 27107

Mail Future Tax Bills to: Same as above

This instrument was prepared by: Tornow & Kangur, L.L.P.

Brief description for the Index Block 2377 Lot 004

THIS DEED made this 4th day of December, 2003, by and between

GRANTOR	GRANTEE
SYLVIA B. FLOYD	GENARO J. CISNEROS

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1708 page 1869.
 A map showing the above described property is recorded in Plat Book 14 page 23.

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: **Subject to all easements, rights-of-way, and restrictions of record, if any and ad Valorem taxes for the current year.**

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

By: _____ Sylvia B. Floyd (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

State of NC - County of Forsyth

I, the undersigned Notary Public for Wilkes County and State aforesaid, certify that Sylvia B. Floyd acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of Dec, 2003.

My Commission Expires: 11-24-07

Katrina C. Warren
Notary Public

State of _____ - 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 foregoing 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

State of _____ - 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

The foregoing Certificate(s) of _____ 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: _____ Register of Deeds for _____ County
 Deputy/Assistant Register of Deeds

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Katrina C. Warren NP(s)
 is certified to be correct at the date of recording shown on the first page thereof,
 Dickie C. Wood, Register of Deeds by: _____ Deputy/Asst.

Exhibit A

BEING KNOWN AND DESIGNATED as lot no. 4 as show on the revised Map of Easton which is recorded in Plat Book 14 at page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.