

FORSYTH CO, NC 263 FEE: \$ 20.00  
PRESENTED & RECORDED: 12/18/2003 4:02PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHR  
STATE OF NC REAL ESTATE EXT: \$ 132.00  
BK2432 P1268 - P1270

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 132  
Parcel Identifier No. 6834-85-8464 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_  
This instrument was prepared by: Carl R. Wright  
Brief description for the Index: **2401 Urban St.**

*Mail to*  
CARL R. WRIGHT  
P.O. Box 6621  
High Point, NC 27262

THIS DEED made this 18th day of December, 2003, by and between

GRANTOR	GRANTEE
<b>MICHAEL D. CARTER (SINGLE)</b>	<b>TRIAD HOMEBUYERS LLC 5801 Remington Drive Winston Salem, NC 27104</b>

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"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1724, page 1948.

A map showing the above described property is recorded in \_\_\_\_\_, . . .

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:

**This conveyance is made subject to easements, restrictions and rights of way, if any.**

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

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

Michael D. Carter (SEAL)  
MICHAEL D. CARTER, Single

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

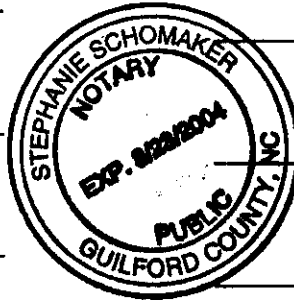
Title: \_\_\_\_\_

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

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

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

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



SEAL-STAMP State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that MICHAEL D. CARTER, SINGLE 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 18th day of December, 2003.

My Commission Expires:  
8/23/2004

Stephanie Schomaker  
Notary Public

SEAL-STAMP 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 such 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

SEAL-STAMP 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

The foregoing Certificate(s) of Stephanie Schomaker 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. **FORSTIN**

By: CKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

Beginning at a new nail in concrete at the southeast corner of the intersection of Devonshire Street and Urban Street; running thence along the south side of Devonshire Street, South 84 deg. 11 min. 52 sec. East 83.37 feet to an existing iron pin, northwest corner of Barbara Wolfe; running thence along the western line of Barbara Wolfe, South 11 deg. 00 min. 00 sec. West 50.0 feet to a new iron pin in the line of Dennis Tesh as recorded in Deed Book 1824 at Page 3559; running thence along the northern line of Tesh, North 84 deg. 11 min. 52 sec. West 83.37 feet to an existing iron pin in the East line of Urban Street; thence along Urban Street, North 11 deg. 00 min. 00 sec. East 50.00 feet to the point and place of beginning.

Being known as 2401 Urban Street, Winston-Salem, NC and Tax Block 759, Lot 101. Same containing 4,151 square feet more or less being shown on survey by Horner-Gloor & Assoc. PA, Job No. 3255S.