

FORSYTH CO, NC **186** FEE: \$ 23.00
 PRESENTED & RECORDED: 01/22/2004 4:18PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXTX: \$ 2.00
 EX:2439 P4123 - P4126

Excise Tax \$

Recording Time, Book and Page

**** No title search requested or performed.

Tax Lot No. 004

Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 20 _____
 by _____

Mail after recording to: Grantee(s): 415 West 25th Street Winston-Salem, NC 27105

This instrument was prepared by: BILLY D. FRIENDE, JR., P.A.

Brief Description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made January 13, 2004 by and between

GRANTOR	GRANTEE
PATRICIA A. JETEVU	TARA S. JETEVU

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 hereinafter incorporated
by reference.

Property Address: 415 West 25th Street
Winston-Salem, NC 27105

The above property herein above was acquired by Grantor by Instrument recorded in book _____ at 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 herein above described is subject to the following exceptions:

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.

(Corporate Name)

By:

 (SEAL)
PATRICIA A. JETEUVU

President

(SEAL)

ATTEST:

(SEAL)

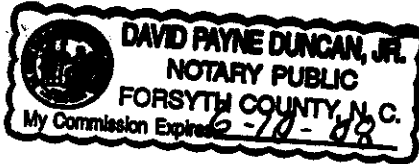
Secretary

(SEAL)

NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that PATRICIA A. JETEVU personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of January 2004.

Seal-Stamp



David Payne Duncan Jr Notary Public

My commission expires: 6-10-08

_____, _____ COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me and acknowledged that he/she is President of _____, a corporation and that he as President being authorized to do so, executed the foregoing on behalf of the corporation.

Seal-Stamp

Witness my hand and official stamp or seal, this _____ day of _____ 20____.

_____ Notary Public

My commission expires: _____

The foregoing Certificate (s) of David Payne Duncan, Jr. NP is/are certified to be correct. This instrument and this certificate are duly registered at _____ date and time and in the Book and Page shown on the first page hereof.

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

By _____ Deputy/Assistant-Register of Deeds.

EXHIBIT A

BEGINNING at a stake on the north side of West 25th Street at the southeast corner of Lot 5, running thence Eastwardly 50 feet to a stake the southwest corner of Lot 3, thence Northwardly 127.2 feet to a stake the northwest corner of Lot 3; thence Westwardly 50 feet to a stake the northeast corner of Lot 5; thence Southwardly 133.7 feet to a stake in West 25th Street, the PLACE OF BEGINNING. BEING Lot 4 as shown on the Map of THE PROPERTY OF SMITHDEAL REALTY AND INSURANCE COMPANY, known as the W.R. TURNER TRACT, recorded in Plat book 7 page 49 and being the same property conveyed to Weldon Davis and wife, Edna Davis by Smithdeal Realty & Insurance Company. See Book of Deeds 286 Page 203.

For further reference, see Estate of James H. Banks, (89 E 1630), at the office of the Clerk of Superior Court of Forsyth County, North Carolina in book 516 page 270 and book 353 page 204 in the office of the Register of Deeds of Forsyth County, North Carolina.

Also being known and designated as block 1462 lot 004, Forsyth County Tax Maps.