

FORSYTH CO, NC **240** FEE: \$ 17.00
PRESENTED & RECORDED: 02/12/2004 4:22PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXTX: \$ 214.00
BK2444 P4288 - P4289

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

Mail/Box to: Grantee 3921 Gracemont Dr. Winston salem, NC 27106

This instrument was prepared by: Seller Ren R. Harris

Brief description for the Index: 3921 Gracemont Dr. Winston-Salem, NC
Blk. 3488 Lot 825D

THIS DEED made this 4th day of February, 2004, by and between

| GRANTOR | GRANTEE |
|--------------------------|--------------------------------|
| Harris Triad Homes, Inc. | Gayle E. Motsinger (Single) |

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:

BEGINNING at a point in the north right-of-way line of Gracemont Drive, said point lying the following courses and distances from the southeast corner of Lot 1, Yarborough-Leinback Property (Plat Book 18, Page 155, Forsyth County Registry): North 86 deg. 15' 44" West 111.20 feet, North 86 deg. 37' 40" West 99.80 feet, and South 02 deg. 32' 41" West 264.78 feet; thence from said BEGINNING point, North 86 deg. 10' 00" West 65.01 feet to an iron placed; thence North 03 deg. 48' 00" East 139.84 feet to an iron placed; thence South 86 deg. 11' 40" East 64.97 feet to an iron pipe found; thence South 03 deg. 47' 00" West 139.88 feet to the point and place of BEGINNING, containing 9089 square feet, all in accordance with a survey by William Franklin Tatum, RLS, dated February 5, 2004, Job No. S-4015.

A map showing the above described property is recorded in Plat Book _____ 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, other than the following exceptions:

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

Harris Triad Homes, Inc. (Entity Name) _____ (SEAL)
By: Ben R. Harris _____ (SEAL)
Title: Pres _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Ben R. Harris, Pres of Harris Triad Homes, Inc personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes stated, Witness my hand and Notarial stamp or seal this 4th day of February, 2004 on behalf of the Corporation



My Commission Expires: 9/4/06

Pamela R. Huttm
Notary Public

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

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 _____ 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.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

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STATE OF NC - FORSYTH CO
Pamela R. Huttm The foregoing certificate(s) of: _____ NP(s)
is certified to be correct at the date of recordation shown on the first page thereof.
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.