

FORSYTH CO, NC **239** FEE: \$ 20.00  
 PRESENTED & RECORDED: 02/19/2004 2:34PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
 STATE OF NC REAL ESTATE EXT: \$ **70.00**  
 BK2446 P2370 - P2372

Do not write above this line

<b>DRAFTED BY:</b> Gary J. Walker	<b>Tax Block-Lot:</b> 1477 / Lot: 142	<b>Parcel ID:</b> 6836-84-2702
<b>Mail after recording to:</b> WALKER REAL ESTATE COMPANY	<b>Mail future tax bills to:</b> CARLSON & JURY PROPERTIES, LLC	
2338 North Liberty Street	P.O. Box 158	
Winston-Salem, NC 27105-5341	Bethania, NC 27010-0158	

### FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of February, 2004, by and between

#### GRANTOR

JOE E. WALKER and wife, WANDA H. WALKER  
 GARY J. WALKER and wife, JULIA M. WALKER

#### GRANTEE

CARLSON & JURY PROPERTIES, LLC

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, in consideration of (\$ 10.00 & O.V.C. ) Ten Dollars and other valuable consideration to them 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 in Forsyth County, North Carolina, Forsyth Township, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

**Property Address:** 1602 East 23rd Street, Winston-Salem, NC 27105-5502

The above land was conveyed to Grantor by M. David LeGrand & Barbara W. LeGrand (see book 1887 page 2639)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is 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:

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

IN WITNESS WHEREOF the Grantor has 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.

Joe E. Walker (seal)  
Joe E. Walker  
Wanda H. Walker (seal)  
Wanda H. Walker (seal)

Gary J. Walker (seal)  
Gary J. Walker  
Julia M. Walker (seal)  
Julia M. Walker (seal)

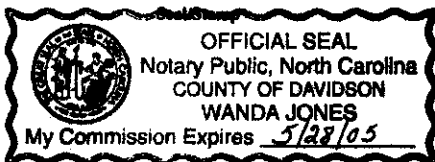
by: \_\_\_\_\_  
Corporate Name \_\_\_\_\_ President \_\_\_\_\_

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ President of \_\_\_\_\_ and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public



STATE OF NORTH CAROLINA - Forsyth County

I, Wanda Jones, a Notary Public of Davidson County, NC do hereby certify that Joe E. Walker; Wanda H. Walker Gary J. Walker & Julia M. Walker personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 6th day of February, 2004

My commission expires May 28, 2005. Wanda Jones Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Wanda Jones is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: \_\_\_\_\_ Deputy/Asst.

**EXHIBIT "A"**

BEING KNOWN AND DESIGNATED as Lot No. 142 as shown on the Map of Fairview Heights, Andrews Addition to Fairlawn Plat #2 as recorded in Plat Book 8, page 88 in the Office of the Register of Deeds of Forsyth county, North Carolina, reference to which is hereby made for a more particular description.

**Property Address:** 1602 East 23rd Street, Winston-Salem, NC 27105-5502

**Tax Block:** 1477 / **Lot:** 142

**Parcel Identifier No.:** 6836-84-2702