

FORSYTH CO, NC **268** FEE: \$ 17.00  
PRESENTED & RECORDED: 02/26/2004 2:34PM  
DICKIE C. MOOD REGISTER OF DEEDS BY: NAVARR  
STATE OF NC REAL ESTATE EXTX: \$ **31.00**  
**BK2448 P1756 - P1757**

Prepared by : Larry W. Pearman, PO Box 8178, Greensboro, NC 27419

Excise Tax:

Parcel Identifier No.: 1503 202

Mail after recording to:

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**NORTH CAROLINA SPECIAL WARRANTY DEED**

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This Deed made this 19 day of February, 2004 by and between

**GRANTOR**

**Beneficial Mortgage Co. of North Carolina**

**GRANTEE**

**Kristy M. Wall  
Charlie D. Wall III**

**Property Address:  
636 McCreary Street  
Winston Salem, NC 27105**

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 Forsyth County, North Carolina and more particularly described as follows:

**All that certain property situated in the County of Forsyth and State of North Carolina, Being described as follows: Lot 202, Montview, being more fully described in a deed dated 9/11/1992, among the land records of the county and state set forth above, in Deed Volume 1756 and Page 70. Tax Map or Parcel ID No: 1503-202**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2442, Page 2124.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This conveyance is subject to easements, rights-of-way, restrictions, if any, and to 2004 ad valorem taxes.

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 the day and year first above written.

Beneficial Mortgage Co. of North Carolina  
(corporate name)

BY: \_\_\_\_\_

\_\_\_\_\_  
President

**Ashley M. Bean**  
**Asst. Vice President**

State of California

County of Los Angeles

I, Cecilia M. Estevez, a Notary Public of said County and State, Certify that Ashley M. Bean personally came before me this day and acknowledged that he/she is AVP of Beneficial Mortgage Co. of North Carolina, a corporation, and that he/she, as AVP being authorized to do so, executed the foregoing on behalf of the corporation.

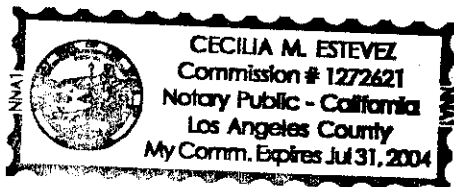
Witness my hand and official seal, this the 19 day of February, 2004

SEAL

Cecilia M. Estevez  
Notary Public

My Commission Expires:

7/31/04



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Cecilia M. Estevez NP(s)

is certified to be correct at the date of recordation shown on the first page hereof.

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