

FORSYTH CO, NC 4 FEE: \$ 20.00
 PRESENTED & RECORDED: 03/19/2004 09:25AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHR

STATE OF NC REAL ESTATE EXT: \$ 19.00
 BK2454 P 11 - P 13

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 19.00

Parcel Identifier No. 2662 302K Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee at address below.

This instrument was prepared by: Bunch & Braun, PLLC, 514 S. Stratford Road, STE 315, Winston Salem, NC 27103

Brief description for the Index: _____

THIS DEED made this 18th day of March, 2004, by and between

GRANTOR

Joseph Alexander Sink
 (unmarried)

GRANTEE

Jennifer G. Boose (married)
 0 Stickney Road
 Winston-Salem, NC

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

See attachment "EXHIBIT A" for legal description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2155 page 181.

A map showing the above described property is recorded in Plat Book _____ page _____.

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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: Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

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

 (Entity Name)

 _____ (SEAL)
 Joseph Alexander Sink

By: _____ (SEAL)
 Title: _____

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 Joseph Alexander Sink 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 March, 2004.

My Commission Expires: 5/10/2004

 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 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: _____ Deputy/Asst.

Exhibit "A"

BEGINNING at a nail placed in the western right of way line of Stickney Avenue (S.R. 2855) and being also the southeastern corner of the Brent A. Tomlinson property (see D.B. 1741 PG. 1149); thence along a curve to the left (said curve having a radius of 271.68' and an arc distance of 102.73') S 06°38'39"E 102.12 feet along the western right of way line of Stickney Avenue to an iron pipe set; thence S 17°28'36" E 191.90 feet along the western right of way line of Stickney Avenue to an iron pipe set; thence S 75°27'15"W 658.75 feet to an iron pipe set; thence N 26°38'05"E 522.36 feet to an existing iron pipe being the southwestern corner of the Brent A. Tomlinson property (see D.B. 1741 PG. 1149); thence S 87°05'00" E 334.45 feet to a nail placed being the point and place of BEGINNING.

Containing 4.00 acres more or less as per an unrecorded survey for Joseph A. Sink by Thomas A. Riccio dated August 3rd, 2000. Being a portion of the Thomas R. Sink property (See D.B. 1720 PG. 4227); being a part of Tax Block 2662, Lot 302J on the records of the Forsyth County Tax Assessor.