

FORSYTH CO, NC 226 FEE: \$ 17.00  
PRESENTED & RECORDED: 03/24/2004 3:27PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHR  
STATE OF NC REAL ESTATE EXTX: \$ 160.00  
BK2455 P1429 - P1430

# SPECIAL WARRANTY DEED

EXCISE TAX: \$160.00  
PARCEL #: 3216A-0013

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF FORSYTH )  
Prepared by: Darren S. Cranfill )  
Return to: Cranfill Box 100 )  
Made: March 3, 2004

Between: Land Holding, LLC, a Delaware limited liability company, successor by merger to Land Holding, Inc., with offices at 620 Liberty Avenue, Pittsburgh, PA 15222 (hereinafter called "Grantor")

And: Helio Muneton and wife, Maria E. Muneton (hereinafter called "Grantee")

**WITNESSETH**, that the said Grantor, in consideration of the sum of Ninety Two Thousand Five Hundred Dollars and 00/100 (\$92,500.00), paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, Grantee's heirs and assigns,

**ALL THAT CERTAIN** parcel of land situated in CITY OF WINSTON-SALEM being known as LOT 13, SECTION 1, SILVER CHALICE, BOOK 32, PAGE 114 and being more fully described in Deed Book 1659 Page 3638 recorded on 01/27/1989 among the land records of FORSYTH County, North Carolina.

**BEING** commonly known as 3948 Silver Chalice Drive, Winston-Salem, NC 27101

**BEING** the same premises which Kellam & Pettit, P.A., Substitute Trustee in the Deed of Trust, North Carolina, by Corrected Substitute Trustee's Deed dated February 2, 2004 and recorded in the Register of Deeds Office of Forsyth County, North Carolina in Deed Book Volume 2443, Pages 377-378, granted and conveyed to Land Holding, Inc., now known as Land Holding, LLC, the Grantor herein.

**TOGETHER** with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the Grantor, as well at law as in equity, of, in and to the same.

**TO HAVE AND TO HOLD** the said lot or piece of ground described herein with the buildings and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the Grantee, Grantee's heirs and assigns, to and for the only proper use and behoof of Grantee, Grantee's heirs and assigns forever.

**AND** the said Grantor covenants and agrees with the said Grantee, Grantee's heirs and assigns, by these presents, that they have not done or suffered to be done any act or thing whereby the premises hereby conveyed, or any part thereof, shall or may be impeached, charged or encumbered in title, charge, estate or otherwise howsoever and will **SPECIALLY WARRANT** and forever **DEFEND**.

