BK 2455 PG 1429

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

BKZ455 P1429 - P1430

## SPECIAL WARRANTY DEED

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

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

Prepared by: Darren 5. 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.

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IN WITNESS WHEREOF, the said Grantor, as aforesaid, has caused its common and corporate seal to be affixed to these presents by the hand of its Assistant Vice President.

Witness: Cannel D. Steuers		By: Others O Debut
		Assistant Vice President
Commonwealth of North Carolina	)	
	) SS:	
County of Allegheny	)	

On March 3, 2004, before me, a Notary Public, personally appeared Patricia A. Dekret who acknowledged herself to be Assistant Vice President of Land Holding, LLC, as aforesaid, and that she as such officer executed this deed by signing the name of the corporation by herself as such officer.

IN WITNESS WHEREOF, I hereto set my hand and notary seal.

Notary Public

My commission expires

Notarial Seal

Julie P. Donolo, Notary Public

City Of Pittsburgh. Allegheny County My Commission Expires Apr. 22, 2006

Member, Pennsylvania Association Of Notaries

is certified to be correct at the date of recordation show