

FORSYTH CO, NC **300** FEE: \$ 20.00
 PRESENTED & RECORDED: 03/30/2004 4:03PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXTX: \$ **114.00**
BK2457 P1792 - P1794

This instrument drafted by: Attorney Eric S. Ellison
 After recording, mail to: Adelfa C. Roman
 1777 E. Sprague Street
 Winston-Salem, NC 27107

State of North Carolina)
)
 County of Forsyth) **GENERAL WARRANTY DEED**

This deed, made this the 29th day of March, 2004 by **Tommy L. Triplett and wife Victoria J. Triplett, by and through Attorney in Fact, Tommy L. Triplett, ("Grantors")**, to **Adelfa Castaneda Roman ("Grantees")**; whose address is: 1777 E. Sprague Street, Winston-Salem, NC 27107.

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 said Grantors in consideration of dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston-Salem Township, and bounded as follows:

PROPERTY DESCRIPTION

Beginning at an iron stake in the western right of way line of East Sprague Street, said point being W. E. Stoker and wife, Ella B. Stoker's southernmost corner; thence running with said right of way line South 36° 27' West 62.5 feet to an iron stake, Clara K. Zealy's southeast corner; thence with Zealy's line North 47° 35' West 150.09 feet to an iron stake; thence North 35° 18' East 46.69 feet to an stake in Stoker's line; thence with his line South 53° 37' East 150.21 feet to the point and place of Beginning.

Being the same property as that described in Deed Book 1019, Page 602, Forsyth County Registry and also being known as Lot No. 4 in Tax Block 1738 as shown on the Forsyth County Tax Map.

BLOCK: 1738

LOT: 004

PROPERTY ADDRESS: 1777 E. SPRAGUE STREET
WINSTON-SALEM, NC 27107

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and her heirs and assigns forever.

And the said Grantors do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

In Testimony Whereof, the said Grantors have hereunto set their hands and seals the day and year first above written.

Tommy L. Triplett (SEAL)
Tommy L. Triplett

Victoria J. Triplett by AIF
Tommy L. Triplett (SEAL)
Victoria J. Triplett, by and through
Attorney In Fact, Tommy L. Triplett

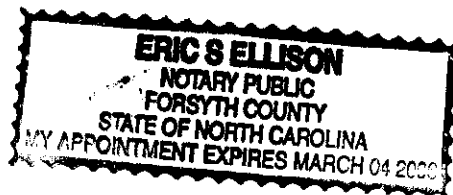
North Carolina)
Forsyth County)

I, Eric S. Ellison, Notary Public of said County, do hereby certify that Tommy L. Triplett, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument under the property authority to do so.

Witness my hand and official seal, this the 29th day of March, 2004.

Eric S. Ellison (SEAL)
NOTARY PUBLIC

My Commission Expires: 3/4/06



State of North Carolina)

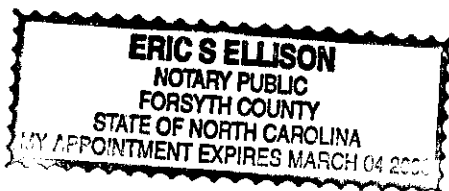
County of Forsyth)

I, Eric S. Ellison, a Notary Public of the County of Forsyth, do hereby certify that Victoria J. Triplett, through her attorney-in-fact Tommy L. Triplett, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instruments for and in behalf of Victoria J. Triplett, through attorney-in-fact, Tommy L. Triplett, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Forsyth County Register of Deeds of Forsyth County, North Carolina, in Book 2016, Page 3810 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Tommy L. Triplett acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of Victoria J. Triplett.

Witness my hand and official seal, this 29th day of March, 2004.

Eric S. Ellison
Notary Public

My Commission Expires: 3/4/10



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Eric S. Ellison

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: [Signature]

Deputy/Asst.