

FORSYTH CO., NC **135** FEE: \$ 17.00
 PRESENTED & RECORDED: 04/01/2004 1:40PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
 STATE OF NC REAL ESTATE EXTX: \$ 120.00
BK2458 P 909 - P 910

Do not write above this line

Excise Tax: \$120.00	Tax Block 1938, Lot 022	Parcel ID:
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Mail after recording to: Peebles & Schramm (Box 69).

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 22, Green Park, Inc.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 30th day of March, 2004, by and between

GRANTOR	GRANTEE
<p>BRIAN PAGE As Trustee</p>	<p>KATHERINE ARMSTEAD 4801 Beechcroft Drive Greensboro, North Carolina 27407</p>

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

BEING KNOWN AND DESIGNATED as Lot(s) 22, as shown on the map of **PROPERTY OF GREEN PARK, INC.**, which map is recorded in Plat Book 14, page 5, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

I IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

(SEAL)

[Signature]
Brian Page as Trustee

(SEAL)

<p>SEAL STAMP</p> 	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>Norma R. Cecil</u>, a Notary Public of <u>Davidson</u> County, North Carolina, certify that BRIAN PAGE AS TRUSTEE personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>30th</u> day of March, 2004.</p> <p>My Commission Expires: _____ <i>[Signature]</i> Notary Public</p>
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The foregoing Certificate(s) of Norma R. Cecil 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 FORSYTH COUNTY

By: _____ *[Signature]*
Deputy Assistant Register of Deeds