

FORSYTH CO, NC 182 FEE: \$ 17.00  
PRESENTED & RECORDED: 04/08/2004 1:35PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXTX: \$ 1278.00  
BK2459 P4124 - P4125

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,278.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Box 78

This instrument was prepared by: Phyllis E. Mendel--723 Coliseum Dr. Ste. 101, Winston-Salem, NC 27106-5326

Brief description for the Index: LT 104, SEC 1, PH II, GREENBRIER FARM

THIS DEED made this 7th day of April, 2004, by and between

GRANTOR	GRANTEE
Chipman Incorporated A North Carolina Corporation	Turquise Erving

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

BEING KNOWN AND DESIGNATED as Lot number 104 of GREENBRIER FARM, PHASE II, SECTION ONE, as shown on a plat thereof recorded in Plat Book 40, at Page 96, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book 40 page 96.

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2004 and subsequent years.

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

Chipman Incorporated (Entity Name) (SEAL)

By: Thomas W. Chipman (SEAL) Title: President

By: (SEAL) Title:

By: (SEAL) Title:

State of North Carolina - County of I, the undersigned Notary Public of the County and State aforesaid, certify that 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 day of , 20 .

My Commission Expires: Notary Public

State of North Carolina - County of Forsyth I, the undersigned Notary Public of the County and State aforesaid, certify that Thomas Chipman personally came before me this day and acknowledged that he is the President of Chipman Incorporated, 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 7th day of April, 20 04

My Commission Expires: OFFICIAL SEAL Notary Public, North Carolina COUNTY OF FORSYTH LYNN M. GARDNER 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 Lynn M. Gardner 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.

DICKIE G. WOOD, REGISTER OF DEEDS Register of Deeds for County Deputy/Assistant Register of Deeds