

FORSYTH CO, NC

259

FEE: \$ 20.00

PRESENTED & RECORDED: 04/08/2004 3:43PM

DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA

NO TAXABLE CONSIDERATION

BK2459 P4536 - P4538

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 0074-002 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Rorie Law Group, P. A., 1411 West First Street, Winston-Salem, NC 27101 (Box 164)This instrument was prepared by: Rorie Law Group, P.A., 1411 West First Street, Winston-Salem, NC 27101

Brief description for the Index: _____

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

GRANTOR	GRANTEE
HMF Properties By: Benjamin Martin Holder, Sr. Benjamin Martin Holder, Jr., James Bruce McLain & George Steven Felts Being all of the partners of HMF Properties	LBF, LLC

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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1657 page 1885.

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

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

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:

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

(Entity Name)

Benjamin Martin Holder, Sr. (SEAL)
Benjamin Martin Holder, Sr.

By: _____
Title: _____

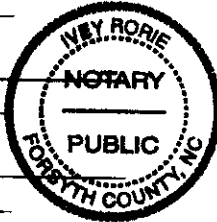
Benjamin Martin Holder, Jr. (SEAL)
Benjamin Martin Holder, Jr.

By: _____
Title: _____

James Bruce McLain (SEAL)
James Bruce McLain

By: _____
Title: _____

George Steven Felts (SEAL)
George Steven Felts



State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Benjamin Martin Holder, Sr., Benjamin Martin Holder, Jr., James Bruce McLain, George Steven Felts 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 7th day of April, 2004

My Commission Expires: 11/30/07

Ivey Rorie
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, 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 _____ day of _____, 20____.

My Commission Expires: _____

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 Ivey Rorie 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 C. WOOD, REGISTER OF DEEDS Register of Deeds for FORSYTH County

By: A. Marsh Deputy/Assistant - Register of Deeds

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

ATTACHMENT

BEGINNING at an iron stake 50 feet East of the Northeast corner of First and Spruce Streets and running thence in an Eastwardly direction along the North side of First Street 50 feet to an iron stake, and of that width extending back Northwardly 100 feet, being lot No. 2 on the map of property formerly owned by Stockton, recorded in the Office of the Register of Deeds for Forsyth County, in Plat Book 1 at Page 30.

For back titles see Deed Book 1030, page 265 in the Office of the Register of Deeds for Forsyth County, North Carolina.