


2004029031 00307


 FORSYTH CO, NC FEE \$17.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 04-26-2004 03:47 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2464
PG:3047-3048

Drafted By: Bryan C. Thompson, Esq.

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 558 Lot: 105 and 106
 Property Address: 331 South Main Street, Winston-Salem, NC 27101
 Mail after recording to: 331 South Main Street, Winston-Salem, NC 27101

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of April, 2004, by and between

GRANTOR	GRANTEE
Frederick David Weber	Frederick David Weber and wife, Lisa Thompson Weber

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to him 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, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron in the East right-of-way line of Main Street at the Southwest corner of property described in Deed recorded in Book 1561, Page 343, Forsyth County, North Carolina Registry; running thence with the South line of said property North 86 degrees 45' East 178.8 feet to an iron in the West right-of-way line of Church Street (not open); running thence with said right-of-way line South 03 degrees 15' East 52.83 feet to an iron at the Northeast corner of property described in deed recorded in Book 1040, Page 1375; running thence with the North line of said property South 86 degrees 45' West 178.8 feet to an iron in said East right-of-way line of Main Street; running thence with said right-of-way line North 03 degrees 15' West 52.83 feet to the POINT AND PLACE OF BEGINNING, being the same property shown on map prepared for C. Bruce Weber by United Ltd. dated August 18, 1987. Being further known and designated as Lots 105 and 106, Tax Block 558, Forsyth County, North Carolina Registry and having as its address 331 South Main Street, Winston-Salem, North Carolina and further being the same property as described in deed recorded in Book 1562, Page 1149, Forsyth County, North Carolina Registry.

The above land was conveyed to Grantor by Cowles Liipfert, Trustee, of Charles Bruce Weber Trust U/W Dated 9-13-90 (see Book 2056, Page 640).

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2004 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

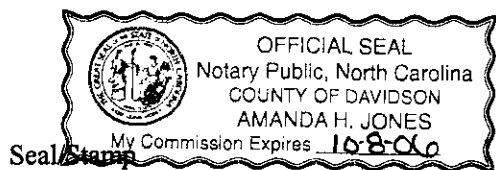
Frederick David Weber (seal)

Frederick David Weber

STATE OF NORTH CAROLINA - Forsyth County

I, Amanda H. Jones, a Notary Public of Davidson County, North Carolina, do hereby certify that Frederick David Weber personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 21st day of April, 2004.



Amanda H Jones
Notary Public

My commission expires October 8, 2006.

The foregoing Certificate(s) of Amanda H. Jones, AP is/are certified to be correct.

This the 21st day of April, 2004.

Dickie C. Wood, Register of Deeds for Forsyth County by:

[Signature] Deputy Assistant