

2004032419 00160


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$84.00

PRESENTED & RECORDED:

05-07-2004 01:42 PM

 DICKIE C WOOD
 REGISTER OF DEEDS
 By: E NAVARRO DPTY
BK:RE 2468**PG:4154-4156**

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. 024B

Parcel Identifier No. _____

 Verified by _____ County on the _____ day of _____, 20 _____
 by _____

 Mail after recording to: Grantee(s): 1095 Bethany Church Road Winston-Salem, NC 27107

 This instrument was prepared by: **BILLY D. FRIENDE, JR., P.A.**

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May 7, 2004 by and between

GRANTOR	GRANTEE
SHERRY L. SHAW and husband, BART SHAW	CHARLES L. FARRINGTON, JR. and wife, MARY CATHERINE FARRINGTON

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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:

BEGINNING at a point on the west side of Old Town Drive, the southeast corner of lot no. 26; running thence along the west side of said road, South 6 degrees 30 minutes West 50 feet to a point; said point being 50 feet North of the north side of Ingle Street; thence North 88 degrees 7 minutes West 296.4 feet to a point; thence North 5 degrees 45 minutes East 50.35 feet to the southwest corner of lot no. 26; thence along the south line of lot no. 26, South 88 degrees East 298.3 feet to the place of BEGINNING, being the northern part of lot no. 24 as shown on the Map of HODGIN PARK recorded in Plat book 4 page 30 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Also being known and designated as block 2203 lot 024B, Forsyth County Tax Maps.

Property Address: 4406 Old Town Drive
Winston-Salem, NC 27106

The above property herein above was acquired by Grantor by instrument recorded in book _____ at page _____.

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.

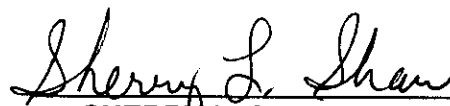
Title to the property herein above described is subject to the following exceptions:

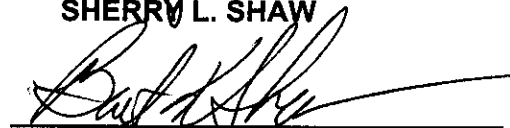
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

 (SEAL)
SHERRY L. SHAW

 (SEAL)
BART SHAW

ATTEST:

Secretary

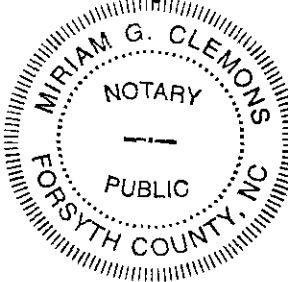
(SEAL)

(SEAL)

NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that SHERRY L. SHAW and husband, BART SHAW personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of May, 2004.

Seal-Stamp



Miriam G. Clemons Notary Public

My commission expires: June 19, 2007

_____, _____ COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me and acknowledged that he/she is President of _____, a corporation and that he as President being authorized to do so, executed the foregoing on behalf of the corporation.

Seal-Stamp

Witness my hand and official stamp or seal, this _____ day of _____ 20____.

_____, _____ Notary Public

My commission expires: _____

The foregoing Certificate (s) of _____
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.

By _____
The foregoing certificate(s) of: _____ COUNTY
NP(s) _____ ter of Deeds.
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: _____ Deputy/Asst.