

2004033878 00150

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT
\$220.00
PRESENTED & RECORDED:
05-13-2004 01:22 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: PATSY RUTH DAVIS DPTY
BK:RE 2470
PG:2635-2636

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:\$220.00

Parcel Identifier No. 3216D 035 Verified by _____ County on the _____ day of _____, 20____
By: _____ MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW

Mail/Box to: Grantee

This instrument was prepared by: Joseph M. Coltrane, Jr., Attorney at Law (NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)

Brief description for the Index: LOT #35, "SILVER CHALICE, SECTION 3"

THIS DEED made this 11th day of MAY, 2004, by and between

GRANTOR

PAGE CONSTRUCTION CO., INC.

GRANTEE

MARK E. SAUNDERS
and wife,
MARCIA D. SAUNDERS

PMV

MAILING & PROPERTY ADDRESS:
3800 Crusade Drive
Winston-Salem, North Carolina 27101

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 _____, Middlefork Two Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 35, of "SILVER CHALICE, SECTION 3", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 38 at Page 179, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2104 page 3055.

A map showing the above described property is recorded in Plat Book 38 page 179.

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 easements, restrictions and rights of way of record, if any, and 2004 Ad Valorem Property Taxes, which have been pro-rated thru day of closing.

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

PAGE CONSTRUCTION CO., INC.

(Entity Name)

(SEAL)

By:

Title: PRESIDENT

USE BLACK INK ONLY

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

SEAL-STAMP

USE BLACK INK ONLY

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

SEAL-STAMP

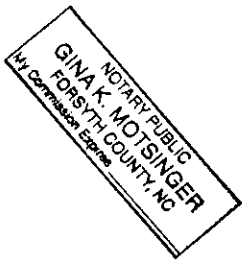
State of North Carolina - County of FORSYTH

USE BLACK INK ONLY

I, the undersigned Notary Public of the County and State aforesaid, certify that GEORGE C. PAGE personally came before me this day and acknowledged that he is the PRESIDENT of PAGE CONSTRUCTION CO., INC., a North Carolina or _____ corporation/~~limited liability company/general partnership/partnership~~ and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 11/11 day of MAY, 2004.

My Commission Expires: 9/8/2007

Notary Public



SEAL-STAMP

USE BLACK INK ONLY

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 Gina K. Matisinger, NP 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: Dickie C. Wood Register of Deeds for FORSYTH County Deputy/Assistant - Register of Deeds