

2004035428 00261  
 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXT  
**\$130.00**  
 PRESENTED & RECORDED:  
 05-19-2004 04:23 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: E NAVARRO DPTY  
**BK:RE 2472**  
**PG:1129-1130**

Tax Block \_\_\_\_\_, Tax Lot \_\_\_\_\_  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
 by \_\_\_\_\_

Mail after recording to Grantee  
 This instrument was prepared by Hinshaw & Jacobs, Attys.  
 Brief description for the Index:

*Bo+71*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 10 day of May, 2004 / / , by and between

GRANTOR(S)	GRANTEE(S)
<b>KEY BANK USA, NATIONAL ASSOCIATION</b>	<b>ERNEST DUBOSE, Unmarried</b>

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 \_\_\_\_\_, County of Forsyth, North Carolina and more particularly described as follows:

BEING all of Lots 38 and 40 as shown on the map of the Winston Salem Land and Investment Company, same being recorded in Book of Deeds No. 40 at Page 395 and retraced and recorded in Plat Book 4, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property being located at 335 East Sprague Street, Winston-Salem, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2320 Pages 633.

A map showing the above described property is recorded in Plat Book 4 at Page(s) 147.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record, if any.

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.

KEY BANK USA, NATIONAL ASSOCIATION

By: [Signature]  
Asst. Vice President

Martland  
SOUTH CAROLINA, Fredenick County:  
I, Amber Taber a Notary Public of the County and State  
aforesaid, certify that Amber Taber personally came before me  
this day and acknowledged that (s)he is Asst. Vice President of KEY  
BANK USA, NATIONAL ASSOCIATION, a North Carolina corporation,  
and that by authority duly given and as the act of the corporation, the  
foregoing instrument was signed in its name by its President.  
WITNESS my hand and official stamp or seal, this 10<sup>th</sup> day of May,  
2004.

SEAL-STAMP

[Signature]  
Notary Public

AMBER TABER  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires September 10, 2005

My commission expires: 9/10/05

The foregoing Certificate(s) of  
is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By \_\_\_\_\_  
Deputy/Assistant - Register of Deeds

STATE OF NC - FORSYTH CO  
Amber Taber The foregoing certificate(s) of:  
\_\_\_\_\_ NP(s)  
is certified to be correct at the date of recording shown on the first page thereof,  
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.