

2004035542 00079

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXT

\$438.00

PRESENTED &amp; RECORDED:

05-20-2004 11:05 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: R MARSH DPTY

BK:RE 2472

PG:1740-1741

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_ Grantee

This instrument was prepared by: \_\_\_\_\_ John A. Keiger

Brief description for the Index: \_\_\_\_\_ Plat Book 16, Page 227

THIS DEED made this \_\_\_\_\_ 14th \_\_\_\_\_ day of \_\_\_\_\_ May \_\_\_\_\_, 2004, by and between

GRANTOR

Betsy H. Poindexter,  
Executor of The Estate of  
Frances O. Hanson  
700 Hertford Rd.  
Winston-Salem, NC 27104

ENVELOPE

GRANTEE

Ramon Masso-Diaz and wife,  
Lucy Hadley CashProperty Address: 817 Shoreland Rd.  
Winston-Salem, NC  
27104

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

Being known and designated as Lot No. 2, in Block B, as shown on the map of Shoreland Park, Blocks A and B, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 16, at Page 227, to which map reference is hereby made for a more definite and particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1136 \_\_\_\_\_ page 944 \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book 16 \_\_\_\_\_ page 227 \_\_\_\_\_.

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)

By: \_\_\_\_\_ Title: \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

*Betsy H. Poindexter, Executor* (SEAL)  
Betsy H. Poindexter, Executor of The Estate  
of Frances O. Hanson (SEAL)

USE BLACK INK ONLY

SEAL-STAMP



OFFICIAL SEAL  
JUDITH M. LEACH  
Notary Public - North Carolina  
COUNTY OF FORSYTH  
My Commission Expires  
10/24/05

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
Betsy H. Poindexter, Executor 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 14<sup>th</sup> day of May, 2004.  
My Commission Expires: 10/24/05

*Judith M. Leach*  
Notary Public

SEAL-STAMP

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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

SEAL-STAMP

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 Judith M. Leach 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: [Signature] Register of Deeds for FORSYTH County  
[Signature] Deputy/Assistant - Register of Deeds