



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE 1133 Ebert St USNC 27103

ENVELOPE

This instrument was prepared by: T. DAN WOMBLE, ATTORNEY, 3802-A CLEMMONS ROAD, CLEMMONS, NC

Brief description for the Index: _____

THIS DEED made this 25th day of May, 20 04, by and between

GRANTOR	GRANTEE
FLAGGE'S PROPERTIES, LLC	FLAGGE'S PROPERTIES, LLC

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 Township, FORSYTH County, North Carolina and more particularly described as follows:
 SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2456 page 1565.

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

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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: easements and restrictions of record, if any.

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

FLAGGE'S PROPERTIES, LLC

(Entity Name)

By:

Title: MANAGER

By:

Title:

By:

Title:

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

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that William Flagge Stanfield, Jr. personally came before me this day and acknowledged that he is the MANAGER of FLAGGE'S PROPERTIES, LLC, 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 such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notary stamp or seal this 24th day of May, 2004

My Commission Expires: 7/23/2006

TRACI B. ARMSTRONG
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF FORSYTH
My Commission Expires July 23, 2006

Notary Public

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 _____ is/are certified to be correct. If on the first page hereof.

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of: _____

in the Book and Page shown

By:

is certified to be correct at the date of recording shown on the first page thereof.
Dickie C. Wood, Register of Deeds by: _____ NP(s)
Deputy/Asst.

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EXHIBIT "A"

BEGINNING at an iron, said iron being located in the Northwest corner of Lot 81 as shown on the map of Montview, as recorded in Plat Book 1, Page 106, Forsyth County Registry and also being in the Southern right of way line of Efird Street; thence with the West line of Lot 81 South 02 deg. 49' 46" West 144.80 feet to an iron; thence North 87 deg. 20' 04" West 56.52 feet to an iron; thence North 02 deg. 56' 03" East 144.99 feet to an iron in the Southern right of way line of Efird Street; thence with the Southern right of way line of Efird Street South 87 deg. 08' 41" East 56.25 feet to an iron, the point and place of Beginning, containing 0.18755 acres, more or less, and being in accordance with a survey prepared by Thomas A. Riccio, dated April 30, 2004. The above described property being a portion of Tax Lot 80, Block 1502, Forsyth County Tax Maps.

NO TITLE SEARCH REQUESTED AND NONE PERFORMED.

MINOR SUBDIVISION
APPROVAL
Nancy A. Riccio 5.26.04
Director, City-County Planning Board date