

2004039687 00158



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

\$80.00

PRESENTED & RECORDED:

06-04-2004 01:35 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK:RE 2477

PG:1474-1476

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

Mail/Box to: Aleta B. Kiser, Attorney, 2201 Eastchester Dr., Ste. 105, High Point, N. C. 27265

This instrument was prepared by: Aleta B. Kiser, Attorney

ENVELOPE

Brief description for the Index: **Western half of Lots 72-75, Motor Heights**

THIS DEED made this 21st day of May, 2004, by and between

GRANTOR

GRANTEE

MCGUIRE BUILDING COMPANY, LLC

MICHAEL KOURRIS (FREE TRADER)

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:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2445, page 1368. See also Book 1976, page 393.

A map showing the above described property is recorded in Map Book 1, page 98.

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.

MCGUIRE BUILDING COMPANY, LLC _____ (SEAL)
(Entity Name)

By: Danny Lee McGuire _____ (SEAL)
DANNY LEE MCGUIRE
Title: Manager

By: _____ (SEAL)

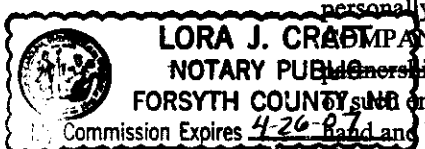
Title:

By: _____ (SEAL)

Title:

SEAL-STAMP 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
I, the undersigned Notary Public of the County and State aforesaid, certify that DANNY LEE MCGUIRE personally came before me this day and acknowledged that he is the Manager of MCGUIRE BUILDING COMPANY, 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 the _____ entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 26th day of MAY, 2004.
My Commission Expires 4-26-2007
Notary Public



Lora J. Craft

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 Lora J. Craft 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.

DICKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for FORSYTH County

EXHIBIT "A"
MICHAEL KOURRIS

BEGINNING at an iron stake in the southern right-of-way line of Buick Street, said point beginning at the northeast corner of T. W. Church's property as recorded in Deed Book 827, Page 388; thence running with southern right-of-way line of Buick Street, South 85 deg. 45 min. East 100 feet to a iron stake, Richard G. Purcell's northwest corner; thence with Purcell's line South 04 deg. 08 min. West 200 feet to an iron stake; thence North 85 deg. 45 min. West 100 feet to an iron stake; thence North 04 deg. 08 min. East 200 feet to the point and place of **BEGINNING** and being the western half of Lots 72, 73, 74 and 75 as shown on Map of **MOTOR HEIGHTS** as recorded in Plat Book 1 at Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 969 at Page 259, Forsyth County Registry.

408 Buick Street, Winston-Salem, North Carolina.