


2004039689 00160


 FORSYTH CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXTX  
**\$120.00**  
 PRESENTED & RECORDED:  
 06-04-2004 01:35 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: S L POINDEXTER DPTY  
**BK:RE 2477**  
**PG:1497-1499**

**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 **ENVELOPE**

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

Brief description for the Index: **668 Gardner Street**

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

GRANTOR	GRANTEE
<b>MCGUIRE BUILDING COMPANY, LLC</b>	<b>PETER LAMBRAKIS</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 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 1928, page 132.

A map showing the above described property is recorded in Map Book \_\_\_\_\_, page \_\_\_\_\_.

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)

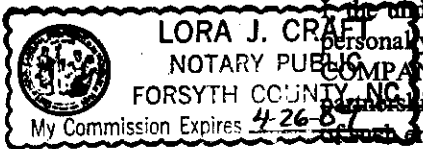
By: Danny Lee McGuire \_\_\_\_\_ (SEAL)  
**DANNY LEE MCGUIRE**  
Title: **Manager**

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 such 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 26<sup>th</sup> day of MAY, 2004.  
My Commission Expires: April 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"**  
**PETER LAMBRAKIS**

**BEGINNING** at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being the Northeast corner of Lot #107 as shown on the Map of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, in the Office of the Register of Deeds of Forsyth County, N.C.; thence from said Point of Beginning, with the Northern line of Lot #107, and falling in with the Northern line of Lot #108, North 87 deg. 40 min. West 210 feet to an iron stake; thence North 2 deg. 20 min. East 75 feet to an iron stake; thence South 87 deg. 40 min. East 210 feet to an iron stake in the Western right-of-way line of Gardner Street; thence with said right-of-way line of Gardner Street, South 2 deg. 20 min. West 75 feet to an iron stake, the point and place of Beginning.

**668 Gardner Street, Winston-Salem, North Carolina.**