

2004043152 00131

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$2.00**

PRESENTED & RECORDED:

06-18-2004 12:00 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2480**PG:4110-4111****EXCISE TAX: \$ 2.00**

DRAFTED BY: Norman L. Nifong (Box 33)

MAIL FUTURE TAX BILLS TO: Grantee, 453 Bing Crosby Blvd., Advance, NC 27006BLOCK: 1535LOT: 096**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 11th day of June, 2004, by and between**GRANTOR****ASH-BN PROPERTIES, INC.**
a North Carolina corporation**GRANTEE****MARK L. WHITLEY and**
wife, RENEE H. WHITLEY

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, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 96 as shown on the Map of Allendale as recorded in Plat Book 2 at Page 28 in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to taxes for the year 2004.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantor covenants with the Grantees, that the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

ASH-BN PROPERTIES, INC.

By: _____

Scott E. Hemming, President

ATTEST:

Nancette Hemming
Nancette Hemming, Secretary

STATE OF NORTH CAROLINA-Forsyth County

I, Denise M. Sanders, a Notary Public, of County, North Carolina, certify that Nancette Hemming personally came before me this day and acknowledged that she is Secretary of ASH - BN PROPERTIES, INC., 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, sealed with its corporate seal and attested by her as its Secretary.

WITNESS my hand and notarial stamp or seal, this the 11th day of June, 2004.



Denise M. Sanders
NOTARY PUBLIC

My commission expires:
September 25, 2005

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Denise M. Sanders NP(s)
is certified to be correct at the date of recordation shown on the first page hereof,
Dickie C. Wood, Register of Deeds, Deputy Asst.