

2004044239 00112



FORSYTH CO, NC FEE \$23.00  
STATE OF NC REAL ESTATE EXT

\$114.00

PRESENTED & RECORDED:

06-23-2004 12:08 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2481

PG:4498-4501

ENVELOPE

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 114.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: **Austin & Dick, PLLC, 1403 Eastchester Drive, Ste. 101, High Point, NC 27265**

This instrument was prepared by: **Austin & Dick, PLLC**

THIS DEED made this 22 day of June, 2004 by and between

**GRANTOR**

**NICHOLS LAND COMPANY, LLC**

**GRANTEE**

**ANTONIO L. STEVENSON (Unmarried)**

**1315 Hill Lane  
Winston Salem, NC 27107**

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 and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2432, Page 1552, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 7, Page 102, and referenced within this instrument.

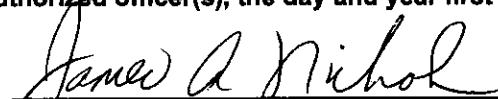
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:  
**THIS DEED IS MADE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.**

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

 \_\_\_\_\_ (SEAL)  
NICHOLS LAND COMPANY, LLC  
BY JAMES A. NICHOLS, MANAGER/MEMBER

By: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

NORTH CAROLINA \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify **NICHOLS LAND COMPANY, LLC**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

\_\_\_\_\_  
Notary Public

NORTH CAROLINA \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina corporation/limited liability company/general partnership/limited partnership (mark through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

\_\_\_\_\_  
Notary Public

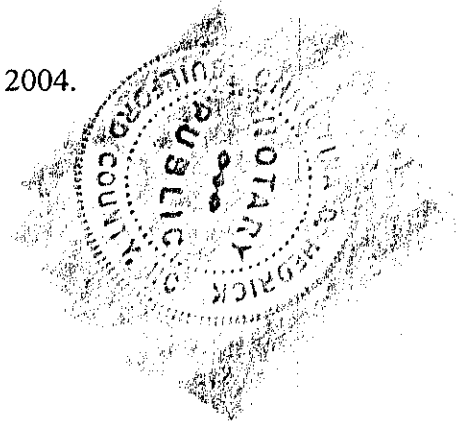
NORTH CAROLINA

COUNTY OF GUILFORD

I, CHRISTINA D. HEDRICK, a Notary Public for said County and State, do hereby certify JAMES A. NICHOLS, Manager of Nichols Land Company, LLC, a limited liability company, personally appeared before me this day and acknowledge the due execution of the foregoing instrument on behalf of the company.

*Christina D Hedrick*  
Notary Public

Witness my hand and official seal this the 22nd day of June, 2004.



STATE OF NC - FORSYTH CO  
Christina D. Hedrick

The foregoing certificate(s) of:

NP(s)

is certified to be correct at the date of recordation shown on the first page thereof,  
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.

NORTH CAROLINA

FORSYTH COUNTY

BEING LOT NUMBER 1 IN SLATER HEIGHTS DEVELOPMENT AT NO. 1 AS DEVELOPED BY THE DIXIE BOND AND MORTGAGE COMPANY, PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 102, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.