


2004044342 00207


 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXTX  
**\$1000.00**  
 PRESENTED & RECORDED:  
 06-23-2004 03:40 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: E NAVARRO DPTY  
**BK:RE 2482**  
**PG:466-467**

CORPORATION DEED

RAFTED BY: EDWARD R. GREEN - NELSON, BOYLES, NIBLOCK & GREEN  
 RETURN TO: ~~GREENE~~ Wells Jenkins Box 108  
 MAIL TAX BILLS TO: Grantee - same address

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

THIS CORPORATION DEED, made this 11th day of June 2004 by MORGAN BUILDERS, INC.  
FWA TIM MORGAN BUILDERS, INC. a Corporation of the State of North Carolina, party of the  
 first part, to DEAN E. SUNAS and wife, LESLEY H. SUNAS  
 party of the second part,

WITNESSETH:

That said party of the first part in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION** (\$10.00 OVC) to it paid by party of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said party of the second part and his heirs and assigns, a certain tract or parcel of land in Forsyth County, North Carolina, bounded as follows:

**BEING KNOWN AND DESIGNATED** as Lot No. 299 as shown on the plat of GREENBRIER FARM, PHASE 5, SECTION 1, as recorded in Plat Book 45, Page 79, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TO HAVE AN TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said party of the second part and their heirs and assigns, to them only use and behoof forever;

**AND THE SAID** party of the first part covenants to and with the said party of the second part and their heirs and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, except easements, restrictions and rights of way of record, if any, and taxes for year 2004 which have been prorated to date of closing.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be signed by its proper authorized officer the day and year first above written.

MORGAN BUILDERS, INC. (FKA-Tim Morgan Builders Inc)

BY: [Signature]  
Title: President

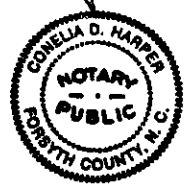
STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Conelia D. Harper, a Notary Public, certify that Timothy L. Morgan personally came before me this day and acknowledged that (s)he is President of Morgan Builders, Inc. FKA Tim Morgan Builders, Inc. a North Carolina corporation, and that (s)he as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand AND official seal, this the 11th day of June 2004.

[Signature]  
Notary Public

My Commission Expires: 7/22/04



STATE OF NORTH CAROLINA - FORSYTH COUNTY  
The foregoing certificate of Conelia D Harper is certified to be correct. This the 23 day of June 2004.

FORSYTH COUNTY REGISTER OF DEEDS

BY: [Signature] Deputy/Assistant