


2004044430 00041


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$50.00
 PRESENTED & RECORDED:
 06-24-2004 09:56 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPT
BK:RE 2482
PG:985-986

Do not write above this line

Excise Tax: \$50.00	BLOCK 1613, LOT 006	Parcel ID:
---------------------	---------------------	------------

Mail after recording to: Peebles & Schramm, (Box 69)

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Portion of Lot 6, S.E. Rights Property

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
<p>WAYNE PITTMAN (unmarried)</p>	<p>RICKY H, GOBBLE 400 Gobble Lane Winston-Salem, NC 27107</p>

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 **Winston Township, Forsyth County, North Carolina** and more particularly described as follows:

BEGINNING at the southeast corner of Lot No. 7, running thence westwardly with line of Lot 7, 188 feet to a stake; thence southwardly 50 feet to a stake; thence eastwardly parallel with the east and west line of Lot No.7, 188 feet to a stake; thence North 1°. East 50 feet to the place of Beginning, being known and designated as Lot No.6 as shown on a map. See Deed Book 115, Page 256, In the Office of the Register of Deeds of Forsyth County, North Carolina, same being the property of S.E. Rights. There is excepted a small strip approximately 23 feet off of the southeast corner of Lot No.6 as shown on plat recorded in Book 115, Page 256.

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.

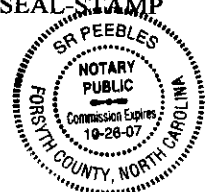
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

I IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

(SEAL)

Wayne Pittman
WAYNE PITTMAN (unmarried)

(SEAL)

<p>SEAL STAMP</p> 	<p>NORTH CAROLINA - FORSYTH COUNTY</p> <p>I, <u>S.R. PEEBLES</u>, a Notary Public of <u>FORSYTH</u> County, North Carolina, certify that <u>WAYNE PITTMAN</u> personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>21</u> day of June, 2004.</p> <p>My Commission Expires: _____ <u>S.R. Peebles</u> Notary Public</p>
---	--

The foregoing Certificate(s) of S.R. Peebles

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

By: _____

Dickie C. Wood

Deputy Assistant Register of Deeds