


2004044445 00054


 FORSYTH CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$110.00**  
 PRESENTED & RECORDED:  
 06-24-2004 10:14 AM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: ROSALYN E MARSH DEPUTY  
**BK:RE 2482**  
**PG:1066-1068**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

Parent Identifier No Lot 104C, Block 1617 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Mail/Box to: Grantee: GRANTEE: 3588 Deerhunter Lane, Tobaccoville, NC 27050

This instrument was prepared by: PHILIP E. SEARCY

Brief description for the Index:

THIS DEED made this 21<sup>ST</sup> day of JUNE 20 04 by and between

GRANTOR

GRANTEE

**MARK A. GODFREY and wife,  
ANGELA P. GODFREY**

**MICHAEL C. MISSBACH and wife,  
CYNTHIA G. MISSBACH**

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 Forsyth County, North Carolina, more particular described as follows:

SEE EXHIBIT A FOR THE DESCRIPTION of the property located at 1218 East Clemmonsville Road, Winston-Salem, NC 27107-4228, and also known as Tax Lot 104C, Block 1617, Forsyth County Tax Records. The exhibit is incorporated herein as if fully set forth below.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND 2004 AD VALOREM TAXES TO BE PRORATED.

The property hereinabove described was acquired by Prior Grantor by instrument recorded in Book 2437 at Page 2042, Forsyth County Registry.

A map showing the above described property is recorded in Plat 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.

ENVELOPE

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.

\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Mark A. Godfrey (SEAL)  
MARK A. GODFREY  
Angela P. Godfrey (SEAL)  
ANGELA P. GODFREY  
\_\_\_\_\_ (SEAL)

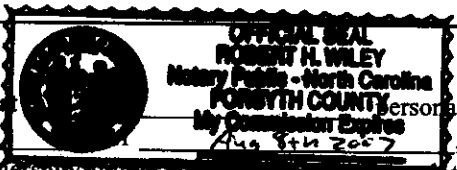
State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that MARK A. GODFREY AND WIFE, ANGELA P. GODFREY 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 21st day of June, 2004

My Commission Expires: August 8th, 2007

Robert H. Wiley  
Notary Public

State of North Carolina - County of Forsyth



I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (whichever is 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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

The foregoing Certificate(s) of Robert H. Wiley 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.

**BIGGIE C. WOOD, REGISTER OF DEEDS** Register of Deeds for **FORSYTH** County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

Exhibit "A"

BEGINNING at an iron stake on the East side of Clemmons Road, corner with Erlene Yokley Gant (Deed Book 424, Page 132, Forsyth County Registry), runs thence Northeastwardly with said road 60 feet to a stake; then Southeastwardly 214.5 feet to a stake, thence Southwardly 60 feet to an iron stake; thence Northwestwardly 214.5 feet to the BEGINNING, the same being the East part of lot C, allotted to Laura Peak, Mildred Yokley, Ernest Yokley, and Erlene Yokley, March 24, 1923, see Commissioners' report, Deed of Trust Book 157, Page 566, in the Office of the Register of Deeds of Forsyth County, North Carolina;

SAVE AND EXCEPT there from that portion of said lot conveyed by Mildred L. Yokley to the City of Winston-Salem, for street widening and right of way purposes, as recorded in Book 860, Page 59, Forsyth County Registry, to which instrument of conveyance reference is hereby made for a more particular description.

Property Address: 1218 East Clemmons Road, Winston-Salem, NC 27107-4228

Tax Block: 1617 / Lot: 104C

Parcel Identifier No.: 6844-14-5638