

2004045301 00068

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-28-2004 10:31 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2483

PG:857-859

ENVELOPE

Excise Tax \$

Recording Time, Book and Page

*** No title search requested or performed.

Tax Lot No. 017

Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 20 _____ by _____

Mail after recording to: Grantee(s): 6226 Ninth Street, N.W. Washington, DC 20011

This instrument was prepared by: **BILLY D. FRIENDE, JR., P.A.**

Brief Description for the Index

[Empty rectangular box for index description]

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May 15, 2004 by and between

GRANTOR

GRANTEE

CHARLIE L. GLENN and wife, HELEN L. GLENN

HELEN L. GLENN

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 the City of WINSTON-SALEM, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING Lot no 17, Section B, as shown on the Map entitled 'BON AIR REALTY COMPANY', made by J.E. Ellerbe, C.E., and recorded in the office of the Register of Deeds, Forsyth County, North Carolina in Plat book 3 page 25 and being the same property conveyed to William O. Miller and wife, Maude E. Miller by C.T.H. Corporation by deed dated May 28, 1943 and recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Deed book 505 at page 167.

Property Address: 2826 Patterson Avenue
Winston-Salem, NC 27105

The above property herein above was acquired by Grantor by instrument recorded in book 1044 at page 0283.

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 herein above described is subject to the following exceptions:

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

Charlie L. Glenn (SEAL)

CHARLIE L. GLENN

By: _____

President

Helen L. Glenn (SEAL)

HELEN L. GLENN

ATTEST:

Secretary

(SEAL)

(SEAL)



_____, _____ COUNTY

Seal-Stamp

I, the undersigned, a Notary Public of the County and State aforesaid, certify that CHARLIE L. GLENN and wife, HELEN L. GLENN personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of May 2004.

Bruce D. Hasty, Jr. 5/15/04
Notary Public

My commission expires: May 27, 2007

_____, _____ COUNTY

Seal-Stamp

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me and acknowledged that he/she is President of _____, a corporation and that he as President being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this _____ day of _____ 20_____.

Notary Public

My commission expires: _____

The foregoing Certificate (s) of Bruce D. Hasty

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 R. Marshall Deputy Assistant-Register of Deeds.