

2004045865 00239



FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$2.00

PRESENTED & RECORDED:

06-29-2004 03:48 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2483

PG:3557-3559

ENVELOPE

Excise Tax \$

Recording Time, Book and Page

\*\*\*\* No title search requested or performed.

Tax Lot No. 259

Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: Grantee(s): 3151 Flanders Drive Winston-Salem, NC 27105

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

Brief Description for the index

[Empty rectangular box]

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made June 29, 2004 by and between

GRANTOR	GRANTEE
JAMES McCOY, JR. (Unmarried)	PRIDE LANDREY SHORE and WILLASEAINA SHORE

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 KNOWN AND DESIGNATED as 259 as shown on Map of EAST FOURTEENTH STREET DEVELOPMENT COMPANY as recorded in Plat book 2 page 32A in the office of the Register of Deeds of Forsyth County, North Carolina.**

**Also being known and designated as block 1379 lot 259, Forsyth County Tax Maps.**

Property Address: 1420 Emerald Street  
Winston-Salem, NC 27105

The above property herein above was acquired by Grantor by instrument recorded in book \_\_\_\_\_ at page \_\_\_\_\_.

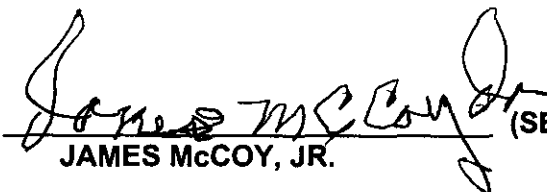
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 )

  
\_\_\_\_\_  
JAMES McCOY, JR. (SEAL)

By: \_\_\_\_\_  
\_\_\_\_\_  
President

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

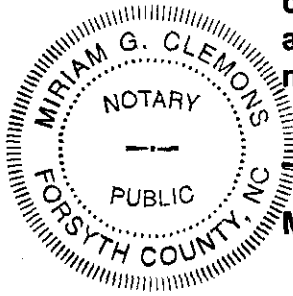
ATTEST:  
\_\_\_\_\_  
\_\_\_\_\_  
Secretary

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

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

NORTH CAROLINA, FORSYTH COUNTY

Seal-Stamp



I, the undersigned, a Notary Public of the County and State aforesaid, certify that JAMES McCOY, JR. personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29<sup>th</sup> day of June 2004.

Miriam G. Clemons Notary Public

My commission expires: 06-19-2007

\_\_\_\_\_, \_\_\_\_\_ COUNTY

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.

Seal-Stamp

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

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

My commission expires: \_\_\_\_\_

The foregoing Certificate (s) of Miriam G. Clemons

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.