

2004047678 00248

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

\$1.00

PRESENTED & RECORDED:

07-06-2004 04:27 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2485

PG:4477-4479

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1.00

Parcel Identifier No. _____ Verified by bot County on the _____ day of _____, 2004
By _____

Mail/Box to: HOUSE & TIPPETT, PLLC, 3325 HEALY DRIVE, WINSTON-SALEM, NC 27103

This instrument was prepared by: DON R. HOUSE

Brief description for the Index: 179 Waughtown Street, Winston-Salem, NC 27127

THIS DEED made this 1st day of July, 2004, by and between

GRANTOR

WILLIAM C. FAIRCLOTH, JR. and wife
CYNTHIA W. FAIRCLOTH, and
LORRIS O. PANNELL, and wife,
JUDY M. PANNELL

GRANTEE

FAIRPANN, LLC
179 Waughtown Street
Winston-Salem, NC 27127

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 hereby 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:

SEE EXHIBIT A ATTACHED

Property Address: 179 Waughtown Street, Winston-Salem, NC 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ Page _____.

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.

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:

All easements of record and 2004 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

William C. Faircloth, Jr. (SEAL)

William C. Faircloth, Jr.

Cynthia W. Faircloth (SEAL)

Cynthia W. Faircloth, Jr.

Lorris O. Pannell (SEAL)

Lorris O. Pannell

Judy M. Pannell (SEAL)

Judy M. Pannell

USE BLACK INK ONLY

SEAL-STAMP



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
JOANNE RAGAN

State of North Carolina, County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that William C. Faircloth and Cynthia W. Faircloth personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this 1st day of July, 2004.

My Commission expires: 12-18-2006

Joanne Ragan
Notary Public



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
JOANNE RAGAN

State of North Carolina, County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Lorris O. Pannell and Judy M. Pannell personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this 1st day of July, 2004.

My Commission expires: 12-18-2006

Joanne Ragan
Notary Public

SEAL-STAMP

State of North Carolina, County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

WITNESS my hand and official Notarial stamp or seal, this _____ day of _____, 2004.

My Commission expires: _____

Notary Public

The foregoing Certificate(s) of _____

This instrument and this certificate are correct and true on the first page hereof.

STATE OF NC - FORSYTH CO

Joanne Ragan

The foregoing certificate(s) of _____ are certified to be correct and true on the first page hereof.

NP(s)

By: _____

is certified to be correct at the date of recording shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: _____

Deputy/Asst.

County.

EXHIBIT A

BEING located in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the Northern right-of-way line of Fayetteville Street with the Northern right-of-way line of Waughtown Street and running thence North 33 deg. 43 min. East 221.5 ft. to a point; thence North 84 deg. 53 min. East 133 ft. to a point; thence South 34 deg. 33 min. West 281.8 ft. to a point in the Northern right-of-way line of Fayetteville Street; thence along said Northern right-of-way line of Fayetteville Street North 57 deg. 03 min. West 117.5 ft. to the place of BEGINNING. Being a portion of a certain tract formerly owned by N.E. Brewer Company, and later conveyed to the Epes Investment Company, Inc. See Deed Book 811, Page 258, Forsyth County Registry.