

2004051237 00137

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-21-2004 01:33 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2489

PG:2378-2379

EXCISE TAX: \$ see Book 230 Page 4208

DRAFTED BY: Norman L. Nifong (Box 33)

MAIL FUTURE TAX BILLS TO: Grantees, 725 Swing Court, Winston-Salem, NC 27127PROPERTY ADDRESS: 1400 Harrison Avenue & 1209 W. Fourteenth St.,Winston-Salem, North CarolinaBLOCK 1353 LOT 002A, 002B & part of Lot 004**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 20th day of July 2004, by and between**GRANTOR****ROBERT GREGG RAFFERTY and
TODD ALLEN RAFFERTY****GRANTEE****ROBERT GREGG RAFFERTY
and TODD ALLEN RAFFERTY**

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.

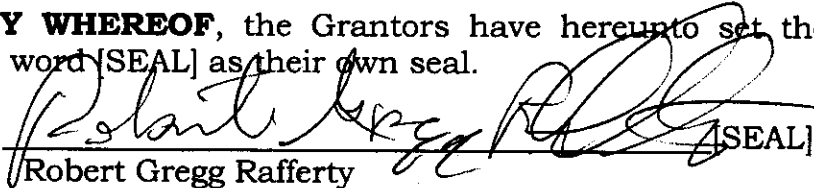
WITNESSETH that the Grantors, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

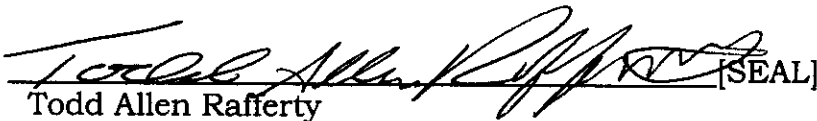
BEGINNING at an iron at the intersection of the northern right-of-way line of Fourteenth Street and the eastern right-of-way line of a 10-foot alley, said iron also being the southwest corner of Lot 2 as shown on Map of North Cherry Development as recorded in Plat Book 4 at Pages 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said **beginning point** along the eastern right-of-way line of said 10-foot alley North 00 degrees 39 minutes 31 seconds East 70.00 feet to an iron; thence South 71 degrees 16 minutes 09 seconds East 63.05 feet to an iron in the north line of the aforementioned Lot 2; thence along the north line of said Lot 2 South 89 degrees 16 minutes 25 seconds East 64.88 feet to an iron in the western right-of-way line of Harrison Avenue; thence along the western right-of-way line of Harrison Avenue South 00 degrees 39 minutes 56 seconds West 50.10 feet to an iron at the northwest intersection of the right-of-way line of Harrison Avenue and Fourteenth Street; thence along the northern right-of-way line of Fourteenth Street North 89 degrees 27 minutes 39 seconds West 124.84 feet to the point and place

of **BEGINNING** and being all of Lot 2 and a triangular portion carved from the southwestern corner of Lot 4 as shown on Map of North Cherry Development as recorded in Plat Book 4 at Pages 54 and 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated July 14, 2004, and being the identical property described in deed recorded in Book 2330 at Page 4208, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

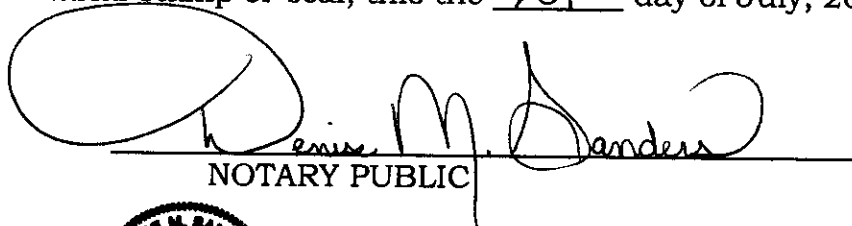
 [SEAL]
Robert Gregg Rafferty

 [SEAL]
Todd Allen Rafferty

STATE OF NORTH CAROLINA-Forsyth County

I, DENISE M. SANDERS, a Notary Public in and for said county and state, do hereby certify that Robert Gregg Rafferty and Todd Allen Rafferty each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

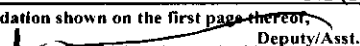
WITNESS my hand and notarial stamp or seal, this the 21st day of July, 2004.


NOTARY PUBLIC

My commission expires:
September 25, 2005



STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Denise M. Sanders NP(s)

is certified to be correct at the date of recordation shown on the first page thereof.
Dickie C. Wood, Register of Deeds by:  Deputy/Asst.