


2004051607 00213


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$200.00
 PRESENTED & RECORDED:
 07-22-2004 02:02 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2489
PG:4251-4252

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 200.00

Parcel Identifier No. 1284-075 Verified by _____ County on the _____ day of _____, 20__By: _____
Mail future tax bills to Grantee: 1042 Melrose Street, Winston-Salem, NC 27103

Mail/Box to: __, Box 35

This instrument was prepared by: Rorie Law Group, P.A., 1411 West First Street, Winston-Salem, NC 27101Brief description for the Index: LT 74 & 75, CENTRAL TERRACE COMPANYTHIS DEED made this 16th day of July, 20 04, by and between**GRANTOR**

HMF Properties, a NC General Partnership
 By: Benjamin M. Holder, Sr.,
 Benjamin M. Holder, Jr.,
 James Bruce McLain & George Steven Felts
 Being all of the partners of HMF Properties

GRANTEE

Robert E. Mensel (Unmarried).

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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 74 and 75 as shown on the Map of Central Terrace Company as recorded in Plat Book 8, page AA in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1857 page 1142.A map showing the above described property is recorded in Plat Book 8 page AA.

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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: Restrictions and easements of record, 2004 ad valorem taxes.

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

(Entity Name)

Benjamin M Holder Sr. (SEAL)
Benjamin M. Holder, Sr.

By: _____

Title: _____

Benjamin M Holder Jr. (SEAL)
Benjamin M. Holder, Jr.

By: _____

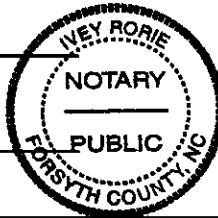
Title: _____

James Bruce McLain (SEAL)
James Bruce McLain

By: _____

Title: _____

George Steven Felts (SEAL)
George Steven Felts



State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Benjamin M. Holder, Sr., Benjamin M. Holder, Jr., James Bruce McLain, and George Steven Felts of HMF Properties 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 16th day of July, 2004

My Commission Expires: July 30, 2007

Ivey Rorie
Notary Public Ivey Rorie

State of North Carolina - County of _____

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 _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the 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

State of North Carolina - County of _____

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

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

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Ivey Rorie 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: Sharonne Beatrice Sniffich Deputy/Assistant - Register of Deeds

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