

2004075423 00086



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

\$134.00

PRESENTED & RECORDED:

10-29-2004 11:02 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2516

PG:1333-1335

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$134.00

Box 20

Parcel Identifier No. 1179-091 Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantees,

This instrument was prepared by: W. Hayes Foster

Brief description for the Index: _____

THIS DEED made this 27 day of October, 2004, by and between

GRANTOR

GRANTEE

Elizabeth K. Boozer
aka Marvis Elizabeth K. Boozer, widow

James Davenport, Jr.
and wife,
Melvynne Davenport

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 903 page 570.

A map showing the above described property is recorded in Plat Book 3 page 25.

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:

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

(Entity Name)

Elizabeth K. Boozer (SEAL)
Elizabeth K. Boozer

By: _____
Title: _____

Marvis Elizabeth K. Boozer (SEAL)
aka Marvis Elizabeth K. Boozer

By: _____
Title: _____

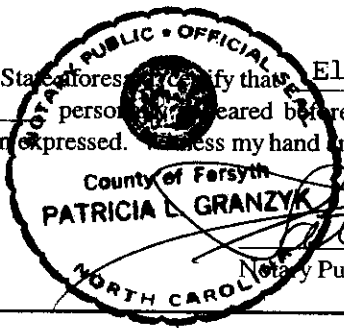
(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Elizabeth K. Boozer aka Marvis Elizabeth K. Boozer 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 29th day of OCTOBER, 2004



My Commission Expires: 12-8-2008

Patricia L. Granzyk
Notary Public

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 Patricia L. Granzyk 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: [Signature] Deputy/Assistant - Register of Deeds

EXHIBIT " A "

TRACT 1: BEING KNOWN AND DESIGNATED AS LOT 91, SECTION B, AS SHOWN ON PLAT OF BON AIR PROPERTY MADEE BY J. E. ELLERBE, C. E., SAID PLAT BEING RECORDED IN PLAT BOOK 3, PAGE 25 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, N. C., REFERENCE TO WHICH IS HEREBY MADE.

TRACT 2: BEGINNING AT A IRON STAKE IN THE WEST LINE OF BON AIR AVENUE, SAID STAKE BEING 248 FEET NORTH OF THE NORTHWEST INTERSECTION ON 28TH STREET AND BON AIR AVENUE; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 90, 150 FEET TO AN IRON STAKE; THENCE NORTH 2 FEET TO AN IRON STAKE; THENCE EAST ALONG THE NORTH LINE OF LOT 90, 150 FEET TO AN IRON STAKE IN THE WEST LINE OF BON AIR; THENCE SOUTH 2 FEET TO AN IRON STAKE, PLACE OF BEGINNING, BEING A STRIP OF LAND 2 FEET BY 150 FEET, OFF THE NORTHERN SIDE OF LOT 90, SECTION " B " AS SHOWN ON MAP OF "BON AIR" AS MADE BY J. E. ELLERBE, C. E. AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS, FORSYTH COUNTY, N.C. IN PLAT BOOK 3, PAGE 25.

THIS IS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 903, PAGE 570 IN THE FORSYTH COUNTY REGISTRY.