

ENVELOPE

2004087999 00159



FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-28-2004 11:43 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2530

PG:1521-1522

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 1502/55 & 56 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Michael D. Atkins 3936 Harwood Street, Winston-Salem, NC 27105

This instrument was prepared by: Richard G. Badgett, Attorney

Brief description for the Index: _____

THIS DEED made this 22nd day of December, 2004, by and between

GRANTOR

GRANTEE

HOMETOWN INVESTMENT PROPERTIES

MICHAEL D. ATKINS and
JAMES M. BOWEN

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 Lots 55 and 56 on the Map of G. C. Landingham property, Mineral Spring Subdivision recorded in Plat Book 10, Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2274 page 4014 ;
 Book 2274, Page 3990; Book 2262, Page 6187.
 A map showing the above described property is recorded in Plat Book 10 page 143.

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.

HOMETOWN INVESTMENT PROPERTIES

(Entity Name)

(SEAL)

By: Michael D. Atkins
Title: Manager/Member, Michael D. Atkins

USE BLACK INK ONLY

(SEAL)

By: James M. Bowen
Title: Manager/Member, James M. Bowen

(SEAL)

By: Jp
Title: _____

(SEAL)

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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 _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

SEAL-STAMP

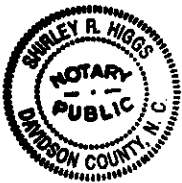
State of North Carolina - County of Davidson

USE BLACK INK ONLY

I, the undersigned Notary Public of the County and State aforesaid, certify that MICHAEL D. ATKINS and JAMES M. BOWEN personally came before me this day and acknowledged that they are Managers/Members of Hometown Investment Prop., a North Carolina ~~or xxxxxxxxxxxxxxxxx corporation~~ general partnership limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 22nd day of December, 2004

My Commission Expires: March 26, 2006

Shirley R. Higgs
Notary Public



SEAL-STAMP

USE BLACK INK ONLY

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 Shirley R. Higgs 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 for

Forsyth

County

By: [Signature] Deputy Assistant - Register of Deeds