


2005003421 00146


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXTX
\$108.00
 PRESENTED & RECORDED:
 01-19-2005 02:36 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: ROSALYN E MARSH DEPUTY
BK: RE 2535
PG: 726-727

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 108.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee Box 60

This instrument was prepared by: David A. Wallace, 846 West Fourth Street, Winston-Salem, NC 27101

Brief description for the Index: LT 88, BLK 2377,

THIS DEED made this 7th day of January, 2005, by and between

GRANTOR	GRANTEE
Mark A. Godfrey and wife, Angela P. Godfrey	Marcus Gadson and wife, Trixie Gadson 1104 Louise Road Winston-Salem, NC 27107

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 Lot No. 88 as shown on the Map of EASTON REVISED, which is recorded in Plat Book 14, Page 23A (4) in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2157 page 2986.

A map showing the above described property is recorded in Plat Book 14 page 23A.

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)

Mark A. Godfrey (SEAL)
Mark A. Godfrey

By: _____
Title: _____

Angela P. Godfrey (SEAL)
Angela P. Godfrey

By: _____
Title: _____

(SEAL)

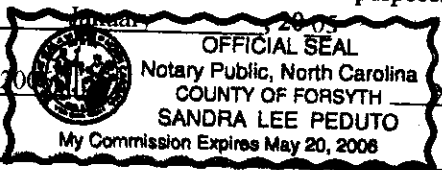
By: _____
Title: _____

(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Mark A. Godfrey and wife, Angela P. Godfrey 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 7th day of January, 2005

My Commission Expires: May 20, 2006



Sandra Lee Peduto
Notary Public Sandra Lee Peduto

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 Sandra Lee Peduto is/are certified to be correct. This instrument and this certificate are duly registered on the first page hereof of DEEDS _____ date and time and in the Book and Page shown

DICKIE C. WOOD, REGISTER OF DEEDS



By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds