


2005005737 00045


 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXT  
**\$39.00**  
 PRESENTED & RECORDED:  
 01-31-2005 10:17 AM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: S L POINDEXTER DPTY  
**BK:RE 2537**  
**PG:3278-3279**

Excise Tax \$ 39.00

## NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: \_\_\_\_ Lot: \_\_\_\_ Parcel Identifier No. **0453-005**  
 Prepared by: The Park Law Firm, PA  
 Return to: *Van Leonard BOX 163*  
 Brief description for the Index

Property address: **1436 Hattie Avenue, Winston Salem, NC 27103**

THIS DEED made this 26th day of January, 2005, by and between

GRANTOR	GRANTEE
MICHAEL C. PARK and wife, OLIVIA K. PARK (together with ½ undivided interest); and TOM RYBAK and wife, KELLY RYBAK (together with ½ undivided interest)	<b>DELUXE PROPERTIES, LLC</b>

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

**BEING KNOWN AND DESIGNATED AS LOT NO. 5 AS SHOWN ON THE MAP OF THE BLAIR AND OAKLEY PROPERTY AS RECORDED IN PLAT BOOK 3 AT PAGE 18 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. TOGETHER WITH IMPROVEMENTS LOCATED THEREON.**

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 except for the exceptions hereinafter stated.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at book page .

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

*Michael C. Park* (SEAL)  
Michael C. Park

*Olivia K. Park* (SEAL)  
Olivia K. Park

*Tom Rybak* (SEAL)  
Tom Rybak

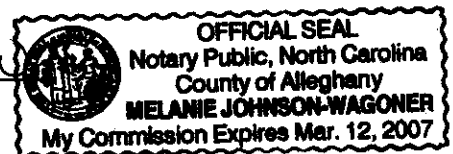
*Kelly Rybak* (SEAL)  
Kelly Rybak

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, Melanie Johnson-Wagoner, a Notary Public for Guilford County and State, certify that **Michael C. Park and Olivia K. Park** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 21<sup>st</sup> of January, 2005.

[Official Seal] *Melanie Johnson-Wagoner*  
NOTARY PUBLIC



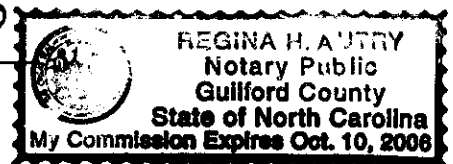
My Commission expires: 3/12/07

STATE OF NORTH CAROLINA  
COUNTY OF NC

I, Regina H. Autry, a Notary Public for Guilford County and State, certify that **Tom Rybak and Kelly Rybak** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_ of January, 2005.

[Official Seal] *Regina H. Autry*  
NOTARY PUBLIC



My Commission expires: 10/10/06

The foregoing Certificate(s) of Melanie Johnson-Wagoner - Regina H. Autry 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 *Amel* Deputy Assistant - Register of Deeds