

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

(seal) LaTunga H. McGruder
LaTunga H. McGruder

Spousal Rights

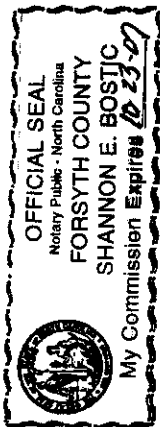
I, Robin Richardson of 2741 Godwin Lane, Pensacola FL 32526, spouse of LaTunga H. McGruder, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Robin Richardson

Grantor Acknowledgment

SEAL-STAMP

STATE OF NORTH CAROLINA,
FORSYTH COUNTY.



Shannon E. Bostic a Notary Public of the aforesaid County and State, certify that LaTunga H. McGruder, the Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4 day of March, 2005.
My Commission Expires: 10-23-07

Notary Public Shannon E. Bostic

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, Shannon E. Bostic, a Notary Public do certify that Robin Richardson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal this 4 day of March 2005.



Shannon E. Bostic
Notary Public
My Commission expires: 10-23-07

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Shannon E. Bostic NP(s)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy Asst.

~~BK 2430 PG 4575~~

FORSYTH CO, NC **10** FEES 17.00
PRESENTED & RECORDED: 12/11/2003 09:29AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
GIFT DEED

~~BK 2430 P1575 - P1576~~

- Exhibit A -

DRAFTED BY: LESLIE G. FRYE - No Title Search performed

Excise Tax: \$ GIFT DEED

RECORDING TIME:

PROBATE AND FILING FEE \$ PAID

BLOCK: LOT: PARCEL:

Property Address: Tax Lot 28 Block 1842
Mail after recording to: 274 Godwin Lane, Pensacola FL 32526
Mail future tax bills to: 274 Godwin Lane, Pensacola FL 32526

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of December, 2003, by and between:

GRANTOR	GRANTEE
GRACIE P. RICHARDSON (widow)	LATUNGA H. MCGRUDER

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in all that certain lot or parcel of land in _____ Township, FORSYTH County, North Carolina, more particularly described as follows:

> **Being Known and Designated as Lot 28 on the Plat of City View Development, W.H. Bondurant, Owner, which said plat is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 1, Page 108 reference to which is hereby made for a more particular description..**

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions:

- a) 2004 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.