

2005028590 00196

FORSYTH CO, NC FEE \$20.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED:  
 05-06-2005 02:09 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: SHANNON BOSTIC-GRIFFITH DPTY  
 BK: RE 2563  
 PG: 952-954

ENVELOPE

Do not write above this line

<b>DRAFTED BY:</b> Cecil C. Summers	<b>Tax Block-Lot:</b> 4-17	<b>Parcel ID:</b>
<b>Mail after recording to:</b> Jay L. Carlton, Sr. 2412 Ivy Avenue Winston-Salem, N. C. 27105	<b>Mail future tax bills to:</b> Jay L. Carlton, Sr. 2412 Ivy Avenue Winston-Salem, N. C. 27105	

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 6th day of May, 2005, by and between

GRANTOR	GRANTEE
MABLE B. CARLTON	JAY L. CARLTON, SR.

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, in consideration of (\$ 10.00 & O.V.C. ) Ten Dollars & Other Valuable Considerations be 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 17, Block 4, as shown on the Map of Bon Air, as recorded in Plat Book 3 at page 25 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular description.

Property Address: 2412 Ivy Avenue, Winston-Salem, N. C. 27105

The above land was conveyed to Grantor by \_\_\_\_\_ (see book \_\_\_\_\_ page \_\_\_\_\_)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is 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:

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

Mable B. Carlton, by Dorothy M. Carlton  
attorney-in-fact (seal) \_\_\_\_\_ (seal)  
MABLE B CARLTON \_\_\_\_\_ (seal)

\_\_\_\_\_ (seal) \_\_\_\_\_ (seal)

\_\_\_\_\_ (seal) \_\_\_\_\_ (seal)

by: \_\_\_\_\_  
Corporate Name \_\_\_\_\_ President

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County  
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC  
do hereby certify that \_\_\_\_\_ personally came before  
me this day and acknowledged that he is \_\_\_\_\_ President of \_\_\_\_\_  
\_\_\_\_\_ and acknowledged  
on behalf of the corporation, the due execution of the foregoing instrument.  
Witness my hand and notarial seal this the \_\_\_ day of \_\_\_\_\_, 20\_\_.  
My commission expires \_\_\_\_\_, 20\_\_ . \_\_\_\_\_ Notary Public

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County  
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC  
do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the \_\_\_ day of \_\_\_\_\_, 20\_\_  
My commission expires \_\_\_\_\_, 20\_\_ . \_\_\_\_\_ Notary Public

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County  
I, \_\_\_\_\_, a Notary Public of Forsyth County, NC  
do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the \_\_\_ day of \_\_\_\_\_, 20\_\_  
My commission expires \_\_\_\_\_, 20\_\_ . \_\_\_\_\_ Notary Public

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I, \_\_\_\_\_, a Notary Public of Forsyth County, NC  
do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the \_\_\_ day of \_\_\_\_\_, 20\_\_  
My commission expires \_\_\_\_\_, 20\_\_ . \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
\_\_\_\_\_ is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: \_\_\_\_\_ Deputy/Asst.

**CERTIFICATE OF ACKNOWLEDGMENT - BY ATTORNEY-IN-FACT**

NORTH CAROLINA, FORSYTH COUNTY

(Name of State and County where acknowledgment or proof is taken)

I, Lori L. Holloway, a Notary Public of Forsyth County, North Carolina do hereby  
(Name of County and State where Notary qualified)  
 herby certify that Dorothy M. Carlton, attorney-in-fact for Mable B. Carlton  
(Name give name of attorney-in-fact) (Name give name of party or company)

(Name give name of party or Company who executed the instrument through attorney-in-fact), personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Mable B. Carlton  
(Name give name of party or company)

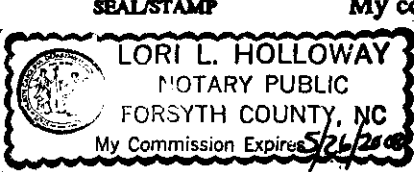
(Name give name of party or Company who executed the instrument through attorney-in-fact), and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, on Book 2163 Page 3193, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Dorothy M. Carlton  
(Name give name of attorney-in-fact)  
 acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said  
Mable B. Carlton

(Name give name of party or Company who executed the instrument through attorney-in-fact)

I do further certify that I am not a party to the attached instrument.

Witness my hand and notarial seal this the 6th day of May, 2005

My commission expires May 26, 2008: Lori L. Holloway Notary Public



STATE OF NC - FORSYTH CO The foregoing certificate(s) of:  
Lori L. Holloway NP(s)  
 is certified to be correct at the date of recordation shown on the first page thereof,  
 Dickie C. Wood, Register of Deeds by: [Signature]