

2005033734 00249

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$35.00

PRESENTED & RECORDED:

05-27-2005 02:18 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2568

PG: 4431-4432

ENVELOPE

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 35.00Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee at 1491 Norwich Road, Winston-Salem, NC 27127

This instrument was prepared by: Bunch & Associates, PLLC/ NO TITLE SEARCH PERFORME, 514 S. Stratford Road, Suite

Brief description for the Index: _____

THIS DEED made this 27 day of May, 2005, by and between

GRANTOR

James Christopher Cecil and wife,
Debbie Cecil

GRANTEE

Stephen Eugene Cecil
1311 Verdon Street
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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

FRONTING 50 FEET ON THE NORTH SIDE OF VERDUN STREET, AND BEING KNOWN AND DESIGNATED AS LOT NO. 1, BLOCK "C", AS SHOWN ON THE MAP OF C. F. NISSEN ESTATE PROPERTY AS RECORDED IN PLAT BOOK 3, PAGE 11, IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA.

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

A map showing the above described property is recorded in Plat Book 3 page 11.

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: Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

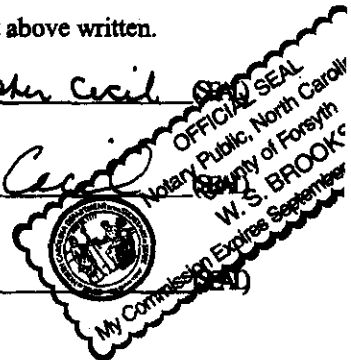
By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

*James Christopher Cecil
James Christopher Cecil

*Debbie Cecil
Debbie Cecil

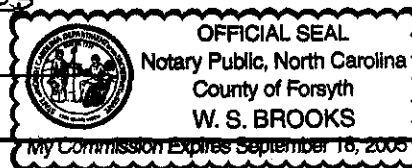


(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that James Christopher Cecil and wife, Debbie Cecil 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 27th day of May, 2005.

My Commission Expires: _____



W.S. Brooks
Notary Public

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 _____ 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.

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