

2005042684 00238



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

\$20.00

PRESENTED & RECORDED:

07-01-2005 02:01 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2579

PG: 3138-3139

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 20.00

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

By: 60153

Mail/Box to: Bunch & Associates, 403 Blandwood Avenue, Greensboro, NC 27401: Grantee Address: 1903 Gramercy Park, Gso, NC 27406

This instrument was prepared by: Bunch & Associates, PLLC

Brief description for the Index: Lot 23, Gladstone Courts

THIS DEED made this 30th day of JUNE, 20 05, by and between

GRANTOR

GRANTEE

FRANK GARRETT, UNMARRIED

STACEY A. GREENE, UNMARRIED,

Property Address: 105 Azalea Drive
Winston Salem, NC 27106

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 MIDDLEFORK Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 23 AS SHOWN ON THE MAP OF GLADSTONE COURTS, SAID MAP BEING RECORDED IN BOOK 17, PAGE 183, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2511 page 2805.

A map showing the above described property is recorded in Plat Book 17 page 183.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee

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.

Save and except easements and restrictions of record, if any, and 2004 ad valorem taxes.

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

 (Entity Name) FRANK GARRETT (SEAL)

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that FRANK GARRETT 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 30TH day of JUNE, 2005.

My Commission Expires: 10/24/09 Sharon M. Hightower
 Notary Public

USE BLACK INK ONLY

SEAL-STAMP

SHARON M. HIGHTOWER
NOTARY PUBLIC
GUILFORD COUNTY, NC
COMMISSION EXPIRES

State of North Carolina - County of GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that GARY STAFFORD, personally came before me this day and acknowledged that he is the MANAGING MEMBER of COLFAX PROPERTIES, LLC, 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 each 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 APRIL, 2005, 20____.

My Commission Expires: _____
 Notary Public

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that TRENTON E. MANAGING MEMBER personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ 9TH day of MARCH, 2005, 20____.

My Commission Expires: _____
 Notary Public

USE BLACK INK ONLY

The foregoing Certificate(s) of Sharon M. Hightower is/are certified to be correct.

This instrument and this certificate are duly recorded at the date and time and in the Book and Page shown on first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS

Register of Deeds for FORSYTH County

By: _____ Deputy/Assistant - Register of Deeds