

2005044031 00140

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

\$1.00

PRESENTED &amp; RECORDED:

07-08-2005 01:00 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2581

PG: 904-905

Tax Lot No. 102, Block 1180 Parcel Identi  
Verified by \_\_\_\_\_ County on the  
20 \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Quentin B. Huff, 2910 N. Patterson Avenue, Winston-Salem, NC 27101  
This instrument was prepared by Quentin B. Huff

Brief Description for the index Lot 26, Pt 25, Bon air, Sec. B

ENVELOPE

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made June 28, 2005, by and between

GRANTOR

EARNESTINE HUFF and husband, JAMES HUFF

GRANTEE

QUENTIN B. HUFF

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

BEGINNING at an existing iron pin in the western right of way of Patterson Avenue, and being South 01 degrees 09 minutes 31 seconds East from an existing iron pin also located in the western right of way of Patterson Avenue, said Beginning point being the Northwest corner of Lot 26 as shown on the map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence along the western right of way of Patterson Avenue South 01 degrees 09 minutes 31 seconds East 74.99 feet to an existing iron pin; thence South 88 degrees 40 minutes 57 seconds West 150.05 feet to an existing iron pin; thence North 00 degrees 59 minutes 46 seconds West 74.51 feet to an existing iron pin marking the Northwest corner of Lot 26 as shown on the Map of Bon Air, Section B, recorded in Plat Book 3, page 25, Forsyth County Registry; thence North 88 degrees 30 minutes 00 seconds East 149.84 feet to the point and place of BEGINNING. This property is all of Lot 26 and the northern half of Lot 25, Section B, as shown on the map of Bon air, recorded in Plat Book 3, page 25, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2074, Page 52.

A map showing the above described property is recorded in Book 3, Page 25.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

Restrictions and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

\_\_\_\_\_  
(Corporate Name)

By: \_\_\_\_\_

President

ATTEST: \_\_\_\_\_

Secretary (Corporate Seal)

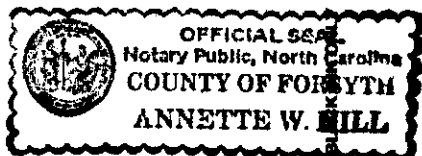
USE BLACK INK ONLY

James Huff  
(Seal)  
Ernestine R. Huff  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

SEAL-STAMP



NORTH CAROLINA, Forsyth County.

I, the undersigned, a Notary Public of the county and State aforesaid, certify that EARNESTINE HUFF and husband, JAMES HUFF, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7<sup>th</sup> day of July, 2008.

My commission expires: 6/2/07

Annette Hill Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, Forsyth County.

I, the undersigned, a Notary Public of the county and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she is Secretary of \_\_\_\_\_, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

The foregoing Certificate(s) of Annette Hill NP is 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 \_\_\_\_\_ Deputy / Assistant-Register of Deeds.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.