

2005055756 00066

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

\$188.00

PRESENTED &amp; RECORDED:

08-24-2005 11:32 AM

DICKIE C WOOD  
REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2594

PG: 2165-2166

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

PIN

Mail To: COURTNEY R. FAUNTLEROY, ATTY **Box #137**  
**1400, BATTLEGROUND AVE, STE 120, GREENSBORO, NC 27408**

This instrument was prepared by: COURTNEY R. FAUNTLEROY FILE NUMBER:

Brief description for the Index

THIS DEED made this \_\_\_\_ day of **June**, 2005, by and between

GRANTOR

GRANTEE

EVERCLEAR PROPERTIES, INC.

MARK ALSPAUGH

**118 Taylor St.**  
**WINSTON-SALEM, NC 27103**

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

**LYING AND BEING on the north side of Monmouth Street, commencing at a stake 150 feet west of Lomond Street, J.A. Hill's corner and running thence westwardly along Monmouth Street 50 feet and to the same width, to-wit: 50 feet extending back north between parallel lines 100 feet to an alley; the same being known and designated as Lots 14 and 16, in Block 44, on the Map of the Winston-Salem Land and Investment Company recorded in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property as described in deed recorded on Bppl 2295 at Page 471, Forsyth County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE: 2558, Page 887.

A Map showing the above described property is recorded in Plat Book \_\_\_\_ Page \_\_\_\_

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:

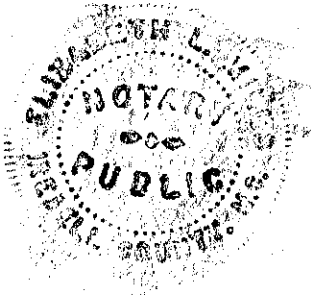
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

**EVERCLEAR PROPERTIES, INC.**

BY: \_\_\_\_\_

Scott E. Hemming

SEAL - STAMP



State of North Carolina, Tredell County.

I, a Notary Public of the County and State aforesaid, certify that

Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of July, 2005.

My commission expires: 9-24-05

Elizabeth L. Mills

Notary Public

STATE OF NC - FORSYTH CO

Elizabeth L. Mills The foregoing certificate(s) of:

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: F. Meusel Deputy/Asst.