

ENVELOPE

2005061314 00329

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

\$94.00

PRESENTED & RECORDED:

09-16-2005 03:20 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2600

PG: 4362-4363

Recording information above this line

TAX LOT NO.	144 & 145	BLOCK	1501	Parcel No.	Map No.
PROPERTY ADDRESS:	817 Efird Street, Winston-Salem, NC 27105				
Mail after recording to:					
Mail future tax bills to:	Grantee				
Drafted by:	D. P. Mast				
Index description:	Lots 144 & 145 of Montview				

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 31 day of August, 2005 by and between the Grantor and the Grantee named below:

GrantorTHEODORE WILSON ROBERTS by his attorney
in fact JAMES E. ROBERTS, II**Grantee**BILLIE D. BRADLEY and wife
JUNE W. BRADLEY

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

WITNESSETH, that the Grantor, in consideration (\$10.00 O.V.C.) Ten Dollars and other valuable considerations, 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.

FIRST LOT: BEGINNING at an iron stake on the north side of Efird Street, the southwest corner of Lot #144; running thence northwardly with the line of said lot corner 175 feet to an iron stake, the southeast corner of lot #219; thence eastwardly with the line of said lot 50 feet to an iron stake the northeast corner of Lot #146; thence southwardly with the line of said lot 175 feet to an iron stake in the line of Efird Street; thence eastwardly with Efird Street 50 feet to an iron stake, the place of beginning. Being known and designated as Lot #145 on the plat of the Ogburn Realty Company property known as Montview recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1 at page 106.

SECOND LOT: BEGINNING at a stake on the north side of Efird Street being the southwest corner of Lot #143; running thence northwardly with the line of said lot 175 feet to a stake; thence westwardly with line of Lot #220, 50 feet to a stake thence southwardly 175 feet with the line of Lot #145 to a stake on Efird Street; thence eastwardly with Efird Street 50 feet to an iron stake, the place of beginning. Being known and designated as Lot #144 on the Plat of Montview recorded in Plat Book 1 at page 106.

The above land was conveyed to Grantor by _____ (See Book number 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 the 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, **except for easements and restrictions of record and 2005 property tax which has been prorated.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

Theodore Wilson Roberts (seal)
~~THEODORE WILSON ROBERTS~~, by his
 Attorney in fact, James E. Roberts, II

(seal)

James E. Roberts II (seal)

(seal)

CERTIFICATE OF ACKNOWLEDGMENT - BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY

I, LISA M. BILLINGS, a Notary Public of FORSYTH County, North
(Name of County)
 Carolina do hereby certify that JAMES E. ROBERTS, II, attorney-in-fact for
(Name of Attorney-In-Fact)

THEODORE WILSON ROBERTS, personally appeared before me this day, and being by me duly sworn
(Name of Party or Company)

says that he executed the foregoing and annexed instrument for and in behalf of

THEODORE WILSON ROBERTS, and that his authority to execute and acknowledge said instrument is
(Name of party)

contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, on Book 2503 Page 26, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that said JAMES E. ROBERTS, II acknowledged the due execution of the forgoing and annexed

(Name of attorney-in-fact)
 instrument for the purposes therein expressed for and in behalf of the THEODORE WILSON ROBERTS.
(Name of party)

I do further certify that I am not a party to the attached instrument. Witness my hand and notarial seal this the 16th day of September, 2005.

Lisa M. Billings Notary Public

My Commission expires: April 8, 2006



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Lisa M. Billings 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]* Deputy/Asst.