

2005076116 00108

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

\$190.00

PRESENTED & RECORDED:
11-16-2005 10:23 AMDICKIE C WOOD
REGISTER OF DEEDS
By: E NAVARRO DPTY

BK: RE 2617

PG: 3871-3872

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

Parcel Identifier No. 6847-14-0510 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Box 137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lot 52, Map of Whitfield Property

THIS DEED made this 15 day of ^{POV} May, 2004, by and between

GRANTOR

G & C DEVELOPERS, LLC
A North Carolina Limited Liability Company6675 IDOLS ROAD
CLEMMONS, NC 27012

GRANTEE

RAMAR R. JACKSON, UNMARRIED

4210 WHITFIELD DRIVE
WINSTON SALEM, NC 27105

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:

BEING KNOWN AND DESIGNATED AS LOT NO. 52 AS SHOWN ON THE MAP OF WHITFIELD PROPERTY AS RECORDED IN PLAT BOOK 3, PAGE 52, FORSYTH COUNTY REGISTRY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2562, 3990.

A map showing the above described property is recorded in Plat 3, Page 52.

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.

G & C DEVELOPERS, LLC

By: *Gregory D. Parker*
GREGORY D. PARKER
 Title: **Member/Manager**

SEAL-STAMP State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **Gregory D. Parker** personally came before me this day and acknowledged that he is a **Member/Manager of G & C DEVELOPERS, LLC**, a North Carolina Limited Liability Company, 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 15 day of November, 2005.

My Commission Expires: 3/4/06 Notary Public: *Eric S. Ellison*



Eric S. Ellison
 Notary Public
 Forsyth County - North Carolina
 My Commission Expires
 3-04-06

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.

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