

2006004912 00088

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTR

\$50.00

PRESENTED & RECORDED:
01-26-2006 11:29 AM

DICKIE C WOOD
REGISTER OF DEEDS
By: ROSALYN E MARSH DEPUTY

BK:RE 2634

PG:1017-1019

ENVELOPE

Do not write above this line

DRAFTED BY: DAVID H. CAFFEY	Tax Block-Lot: Lot 104, B1 0200	Parcel ID:
Mail after recording to: GRANTEES	Mail future tax bills to:	
1514 Patterson Ave.		
Winston-Salem, NC 27105		

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of January, 20 06, by and between

GRANTOR	GRANTEE
SHEPPARD PROPERTIES, LLC	ROBERT FISHER AND WIFE, TONYA FISHER

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, in consideration of (\$ 10.00) OVC to them 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:

SEE ATTACHED DESCRIPTION EXHIBIT "A".

Property Address: 1514 Patterson Ave. Winston-Salem, NC 27105

The above land was conveyed to Grantor by _____ (see book _____ page _____)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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

SHEPPARD PROPERTIES, LLC
BY: Craig Sheppard (seal) _____ (seal)
MEMBER/MANAGER (seal) _____ (seal)
_____ (seal) _____ (seal)

by: _____
Corporate Name _____ President _____

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally came before me this day and acknowledged that he is _____ President of _____ and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the ____ day of _____, 20__.

My commission expires _____, 20__ Notary Public

Seal/Stamp



STATE OF NORTH CAROLINA - Forsyth County

I, HELEN C. MABE, a Notary Public of Forsyth County, NC do hereby certify that CRAIG D. SHEPPARD, MEMBER/MANAGER personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 26 day of January, 20 06

My commission expires 3/2, 20 09. Helen C Mabe Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the ____ day of _____, 20__

My commission expires _____, 20__ Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the ____ day of _____, 20__

My commission expires _____, 20__ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.

Beginning at an iron stake in the west side of Patterson Avenue, said stake being 40 feet south of the Prolongation of the south side of 16th Street across said Patterson Avenue; thence North 87° 30' West 211 feet to an iron stake; thence South 2° 30' West 50 feet to an iron stake in the line of the City School Property; thence with the line of City School Property South 87° 30' East 211 feet to an iron stake in the west side of Patterson Avenue; thence with the west side of Patterson Avenue North 2° 30' East 50 feet to the place of beginning. For further reference see deeds in Book 874, at page 587, and Book 1979, page 3074, of the Forsyth County Registry.

Known as Tax Block 200, Lot 104; 1514 Patterson Avenue, Winston-Salem, NC