


2006008824 00284


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$1710.00
 PRESENTED & RECORDED:
 02-13-2006 04:32 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: ROSALYN E MARSH DEPUTY
BK:RE 2638
PG:2458-2459

ENVELOPE

DRAFTED BY: Robert W. Porter
Attorney at Law

RECORDING TIME

EXCISE TAX \$1,710.00

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 1445A Lot 003 Parcel Identifier No.
 Property Address: 268 S. Pine Valley Road, Winston-Salem, NC 27104
 Mail after recording to: Grantee 268 S. Pine Valley Road, Winston-Salem, NC 27104
 Mail future tax bills to: Grantee 268 S. Pine Valley Road, Winston-Salem, NC 27104

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of February, 2006, by and between

GRANTOR	GRANTEE
Richard Henry Dean (50% undivided interest) Mary Greene Dean (50% undivided interest)	Gavin D. Little, Unmarried

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) \$10.00 & OVC to him 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:

Being known and designated as Lot 3, Section 3, as shown on the map of Westview. As recorded in Plat Book 12, Page 109, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being that same property recorded in Deed Book 2239 at Page 1230 of the Forsyth County Register of Deeds Office.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2006 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor Richard Henry Dean and Wife Mary Greene Dean by(Deed Book 2517 at Page 1389).

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

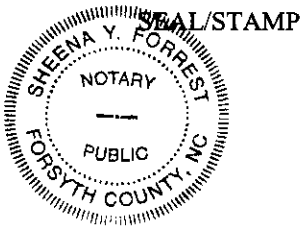
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

[Signature]
Richard Henry Dean (50% undivided interest)(Seal)

[Signature]
Mary Greene Dean (50% undivided interest)(Seal)

STATE OF NORTH CAROLINA -
COUNTY OF Forsyth

I, Sheena Y. Forrest, a Notary Public of Forsyth County, NC, certify that Richard Henry Dean (50% undivided interest and Mary Greene Dean (50% undivided interest), personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of February, 2006.



[Signature] Notary Public
Sheena Y Forrest
Printed or Typed Name of Notary Public

My commission expires 8-7-2008.

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 20____

Register of Deeds for Forsyth County by: _____ Deputy/Assistant