

2006009257 00135

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

\$60.00

PRESENTED & RECORDED:

02-15-2006 12:28 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2638

PG: 4428-4429

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax	Recording Time, Book and Page
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Tax Lot No.....Parcel Identifier No.....
 Verified by Forsyth County on theday of 2006 by #11

Mail after recording to: A. L. Collins, Esq., 2205-K Oak Ridge Road #200, Oak Ridge, NC 27310

This instrument was prepared by: A. L. Collins, Esq., 2205-K Oak Ridge Road #200, Oak Ridge, NC 27310

Brief description for the Index

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

GRANTOR	GRANTEE
E. V. FERRELL, JR. 4500 Chinaberry Lane Bentree Farms Winston-Salem, NC 27106	BLACK FOX PROPERTIES, LLC Subject Property: 4120 Tise Avenue 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 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 Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 265 of Montview Subdivision as per plat thereof recorded in Plat Book 1, Page 106(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. This property is commonly known as 4120 Tise Avenue, Winston-Salem, NC 27105.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1996, Page 1539.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

E. V. Ferrell, Jr. (SEAL)
E. V. FERRELL, JR.



SEAL-STAMP STATE OF NORTH CAROLINA, FORSTYH COUNTY.

I, Cassandra Billups, a Notary Public of the County and State aforesaid, certify that E, V. FERRELL, JR., Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8 day of February, 2006.

Cassandra Billups
Notary Public
My commission expires: 1-28-08

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.

.....REGISTER OF DEEDS FORCOUNTY
ByDeputy Assistant - Register of Deeds