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 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$70.00
 PRESENTED & RECORDED:
 03-17-2006 01:53 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By:TIMOTHY R WILLIAMS ASST
BK:RE 2646
PG:2277-2278

Mail after recording to Grantee SSZ, LLC Steve & Sandy Zitta 4941 Shady Maple Lane
 This instrument was prepared by Hinshaw & Jacobs, LLP Winston-Salem, NC
 Brief description for the Index: 27106

Lot 19 & 20, Southdale Development

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16 day of March, 2006 / / , by and between

GRANTOR(S)	GRANTEE(S)
ROBERT DALE COOPER and wife, BELINDA M. COOPER	SSZ, LLC

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 _____, County of Forsyth, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 19 and 20 of Southdale Development as shown on a map and plat of same which is recorded in Plat Book 3, Page 71, 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 the same as that described in Deed Book 1327, Page 1649, Forsyth County Registry and is further known and designated as Tax Lots 19 and 20 in Block 1391 on the Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2101 Page 3086.

A map showing the above described property is recorded in Plat Book 3 at Page(s) 71.

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:

Restrictions and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

Robert Dale Cooper (SEAL)
ROBERT DALE COOPER

Belinda M. Cooper (SEAL)
BELINDA M. COOPER

_____ (SEAL)

_____ (SEAL)

CHERYL L. FOLDS
NOTARY PUBLIC
Davie County, North Carolina
My Commission Expires 10/15/10

SEAL - STAMP

CHERYL L. FOLDS
NOTARY PUBLIC
Davie County, North Carolina
My Commission Expires 10/15/10

NORTH CAROLINA, Davie County:
I, Cheryl L. Folds a Notary Public of County and State aforesaid, certify that Robert Dale Cooper and Belinda M. Cooper Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 14 day of March, 2006.

Cheryl L. Folds
Notary Public

My commission expires: 10-15-10

SEAL - STAMP

NORTH CAROLINA, _____ County:
I, _____ a Notary Public of County and State aforesaid, certify that _____, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this _____ day of _____ 20 ____.

Notary Public

My commission expires: _____

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

REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____
Deputy/Assistant - Register of Deeds