


2006026033 00086


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$560.00
 PRESENTED & RECORDED:
 05-01-2006 10:43 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2657
PG:4091-4092

Drafted By: Bryan C. Thompson, Esq.

RECORDING TIME

No Title Search Requested Or Performed By
 Drafting Attorney

EXCISE TAX

PROBATE AND FILING FEE \$

PAID

Tax Block: 558 Lot: 105 and 106
 Property Address: 331 South Main Street, Winston-Salem, NC 27101. *EN*
 Mail after recording to: Grantee at _____
 Mail future tax bills to: Grantee at _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of April, 20 06, by and between

GRANTOR

Frederick David Weber and wife,
 Lisa Thompson Weber

GRANTEE

Jeffrey Sowers and wife,
 Kelly Green Sowers

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 ten dollars and other valuable consideration (\$10.00 and o.v.c.) 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 situated in the City of Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron in the East right-of-way line of Main Street at the Southwest corner of property described in Deed recorded in Book 1561, Page 343, Forsyth County, North Carolina Registry; running thence with the South line of said property North 86 degrees 45' East 178.8 feet to an iron in the West right-of-way line of Church Street (not open); running thence with said right-of-way line South 03 degrees 15' East 52.83 feet to an iron at the Northeast corner of property described in deed recorded in Book 1040, Page 1375; running thence with the North line of said property South 86 degrees 45' West 178.8 feet to an iron in said East right-of-way line of Main Street; running thence with said right-of-way line North 03 degrees 15' West 52.83 feet to the POINT AND PLACE OF BEGINNING, being the same property shown on map prepared for C. Bruce Weber by United Ltd. dated August 18, 1987. Being further known and designated as Lots 105 and 106, Tax Block 558, Forsyth County, North Carolina Registry and having as its address 331 South Main Street, Winston-Salem, North Carolina and further being the same property as described in deed recorded in Book 1562, Page 1149, Forsyth County, North Carolina Registry.

The above land was conveyed to Grantor by Frederick David Weber (see Book 2464, Page 3047).

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, save and except easements, restrictions, and rights of way as appear of record, and 2006 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

IN WITNESS WHEREOF the Grantor has set their hands and seals the day and year first above written.

Frederick David Weber (seal)
Frederick David Weber

Lisa Thompson Weber (seal)
Lisa Thompson Weber

STATE OF NORTH CAROLINA - Forsyth County

I, Sharon K. Thompson, a Notary Public of Davie County, North Carolina, do hereby certify that Frederick David Weber personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 29th day of April, 2006.



Sharon K. Thompson
Sharon K. Thompson (print name)
Notary Public

Seal/Stamp

My commission expires: 11-9-08

STATE OF NORTH CAROLINA - _____ County

I, _____, a Notary Public of _____ County, North Carolina, do hereby certify that Lisa Thompson David Weber personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the _____ day of _____, 2006.

(print name)
Notary Public

Seal/Stamp

My commission expires: _____