

2006027000 00007

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

\$316.00

PRESENTED & RECORDED:

05-04-2006 09:21 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2658

PG: 3917-3918

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$316.00

Block 1284, Lot 074 and 075

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee, ~~Block 1284~~ Grantee, 455 Salem Vista Ct, WS 27101

Brief Description for the Index: Lots 74 and 75, Central Terrace Company

THIS DEED made this 2nd day of May, 2006, by and betweenGRANTOR(S)

ROBERT E. MENSEL, Unmarried

GRANTEE(S)L. LEE BRIDGERS, JR. and wife,
NANCY L. BRIDGERSPROPERTY ADDRESS: 136 East Sprague Street, Winston-Salem, NC 27127

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.

WITNESSTH, 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 FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 74 and 75 as shown on the Map of Central Terrace Company as recorded in Plat Book 8, Page AA in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

The above described property was conveyed to Grantor by deed recorded in Book 2489 Page 4251.

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 declarations of record, if any, and ad valorem taxes here after becoming due and payable.

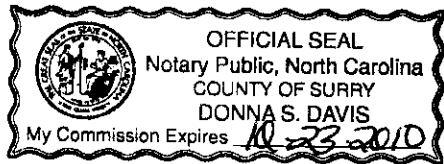
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of directors, the day and year first written above.

Robert E. Mensel (Seal)
ROBERT E. MENSEL

STATE OF NC
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ROBERT E. MENSEL.

Witness my hand and official stamp or seal, this the 2nd day of May, 2006.



Donna S. Davis
Notary Public
DONNA S. DAVIS
Notary's Printed or Typed Name

(Seal)

My Commission Expires: 10-23-2010