

2006029530 00253

FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$104.00
 PRESENTED & RECORDED:
 05-15-2006 01:03 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK:RE 2661
PG:2766-2767

ENVELOPE

Do not write above this line

Excise Tax \$	Tax Block 0332, Lot 104	Parcel ID:
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Mail after recording to: Grantee **1650 Ralee Dr W-5, NC 27127**

This instrument was prepared by: Stafford R. Peebles, Jr. No title search performed

Brief description for the index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 9th day of May, 2006, and between

GRANTOR	GRANTEE
BW Consulting, Inc. A North Carolina Corporation	Jaime R. Morales and wife, Maria Morales Address:

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

BEGINNING at the northeast corner of Hood and Chutchins Streets (now Cleveland Avenue and 24th Street respectively), thence running North 160 feet along Cleveland Avenue to an alley; thence East along said alley 65 feet, 10 feet west of the Northwest corner of Lot 31; thence South 160 feet to a point in the northern line of 24th Street, said point being 10 feet west of the Southwest corner of Lot No. 31; thence West 65 feet along Chutchins Street (now 24th Street) to the Beginning; Being known and designated as a portion of Lot No. 29 on map of Fairview recorded in the Register of Deeds office for Forsyth County in Book of Deeds 90, Page 588 and also in Plat Book 8, Page 91, also being known and designated as Lot 104, Block 332, Forsyth County Tax Map, reference Deed Book 250, Page 192 and Deed Book 140, Page 53.

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.

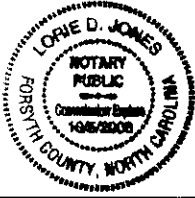
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

IN WITNESS WHEREOF, the Grantor 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.

BW Consulting, Inc.

By Thomas H. Ramsey
Thomas H. Ramsey, President

SEAL-STAMP



NORTH CAROLINA - FORSYTH COUNTY

I, Lorie D. Jones, a Notary Public of Forsyth County, North Carolina certify that Thomas H. Ramsey personally came before me this day and acknowledged that (s)he is President of BW Consulting, Inc., and that (s)he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official seal, this the 10 day of May, 2006.

My Commission Expires: 10-5-2008 Lorie D Jones Notary Public

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 FOR FORSYTH COUNTY

By: _____
Deputy/Assistant Register of Deeds