

2006040830 00237

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$236.00

PRESENTED & RECORDED:

06-30-2006 12:07 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2674

PG: 2419-2421

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 236.00Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310, WINSTON-SALEM, 504
25This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: _____

THIS DEED made this 19 day of June, 2006, by and between

GRANTOR

Nicole Shay LaLoggia aka
Nicole S. LaLoggia

GRANTEE

MEGAN ROE WILSON
921 MADISON AVENUE
WINSTON SALEM, NC 27103

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 WINSTON SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 11 page 36.

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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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Nicole Shay LaLoggia

(SEAL)

By: _____
Title: _____

Nicole S. LaLoggia

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that Nicole Shay LaLoggia aka Nicole S. LaLoggia personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of June, 2006.

My Commission Expires: Nov 21, 2010

VICKI L. FOWLER
Notary Public - North Carolina
Forsyth County

Notary Public

Vicki L. Fowler

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

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 _____ County
By: _____ Deputy/Assistant - Register of Deeds

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EXHIBIT A

Lying on the East side of Madison Avenue and Beginning at an iron stake located in the southwest corner of Lot 28 of the subdivision of Granville Nading Estate, Section 1, and being the northwest corner of the within described lot, and running thence South 87 degrees 24 minutes East with the south line of said Lot 28 a distance of 185.02 feet to an iron stake, the southeast corner of Lot 28, same also being the northwest corner of Lot 2; thence with the west line of Lot 2, South 01 degrees 45 minutes West 56 feet to an iron stake, the northeast corner of Lot 26; thence with the north line of Lot 26, North 87 degrees 24 minutes West 185.02 feet to an iron stake, the northwest corner of Lot 26 on the east side of Madison Avenue; thence with the east side of Madison Avenue North 01 degree 45 minutes East 55 feet to an iron stake, the place of Beginning, and being known and designated as Lot No. 27 as shown on the subdivision of Granville Nading Estate, Section 1, as surveyed and platted in February, 1939, by G.F. Hinshaw, C.E., said plat being recorded in Plat Book 11, Page 36, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 921 Madison Avenue, Winston-Salem NC 27103

Tax Lot 27 of Tax Block 1038A