

2006058782 00314



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

\$60.00

PRESENTED & RECORDED:  
09-15-2006 02:45 PM

DICKIE C WOOD  
REGISTER OF DEEDS  
By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2694

PG:531-532

ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 60.00

Parcel Identifier No. 2328 101 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee:

This instrument was prepared by: Law Offices of Aleta B. Kiser, P.C., 2201 Eastchester Drive, Ste 105, High Point, NC 27265

Brief description for the Index: LT 101,102,103,104, & 105, OPPORTUNITY

THIS DEED made this 15th day of September, 2006, by and between

GRANTOR	GRANTEE
Randell Neal Luckado and wife, Donna Luckado 4740 Deer Forest Road Suffolk, VA 23434-7970	Michael K. Adams and wife, Paige E. Adams 1294 Opportunity Road Winston Salem, NC 27105

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

Lying and being in Winston township, Forsyth County, North Carolina, and being known and designated as Lots No. 101, 102, 103, 104, 104, and 105, as shown on the map of Opportunity, as recorded in Plat Book 12, at page 31, 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 of said property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1038 page 0272.

A map showing the above described property is recorded in Plat Book 12 page 31.

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) Randall Neal Luckado (SEAL)  
 Randall Neal Luckado

By: \_\_\_\_\_ Donna Luckado (SEAL)  
 Title: \_\_\_\_\_ Donna Luckado

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

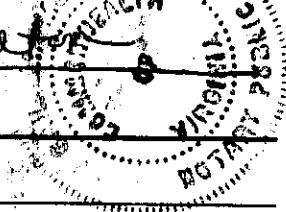
By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

State of Virginia - County of Norfolk

I, the undersigned Notary Public of the County and State aforesaid, certify that Randall Neal Luckado and wife, Donna Luckado 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 15th day of September, 2006

My Commission Expires: 9/30/2007

Jane A. Miller  
 Notary Public



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