

ENVELOPE

2006058838 00370

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

\$138.00

PRESENTED & RECORDED:

09-15-2006 04:33 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2694

PG: 825-827

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 138.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee at address below.

This instrument was prepared by: Bunch & Associates, PLLC, 514 S. Stratford Road, Suite 240, Winston Salem, NC 27103

Brief description for the Index: _____

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

GRANTOR

C & F Homes, LLC

GRANTEE

Maria De Jesus Bistrain
240 East Brookline Street
Winston-Salem, NC 27107

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 Exhibit "A" Attached

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 _____ page _____.

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

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

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:

Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

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 its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

C & F Homes, LLC
(Corporate Name)
By: Charles Johnson
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____
My commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Charles Johnson
personally came before me this day and acknowledged that he is President Secretary of
OFFICIAL SEAL & F Homes, LLC a North Carolina corporation, and that by authority duly
Notary Public, North Carolina
COUNTY OF YADKIN and as the act of the corporation, the foregoing instrument was signed in its name by its
LORIE MERRITT President sealed with its corporate seal and attested by _____ as its President Secretary.
Witness my hand and official stamp or seal, this 15th day of September 2006
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

EXHIBIT A

BEGINNING at an iron stake located at the southeast intersection of Brookline Street and a 15-foot alley, said iron stake being the northwest corner of Lot 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and running thence with the southern right-of-way line of Brookline Street South 78 degrees 58 minutes East 85 feet to an iron stake; thence running South 11 degrees 36 minutes 20 seconds West 100 feet to an iron stake; thence North 78 degrees 58 minutes West 84 feet to an iron stake in the southeast right-of-way line of said 15-foot alley; thence running with said alley North 11 degrees 02 minutes East 100 feet to an iron stake, the point and place of BEGINNING and being the western portion of Lots 26 and 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described as Tract 2 in deed recorded in Book 2042, Page 2128, Forsyth County Registry.