


2006062859 00194


 FORSYTH CO, NC FEE \$20.00  
**NO TAXABLE CONSIDERATION**  
 PRESENTED & RECORDED:  
 10-03-2006 02:16 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: SHANNON BOSTIC-GRIFFITH DPTY  
**BK:RE 2698**  
**PG:3821-3823**

Prepared by & Return to: Christopher D. Lane, 3305 Stockton Street, Winston-Salem, NC 27127 *Box 120*

EXCISE TAX \$

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 20th day of September, 2006, by and between Herman H. Mazzeo and wife, Mary C. Mazzeo, Grantor(s) and Alydar Properties, LLC, Grantee whose address is, 3305 Stockton Street, Winston Salem, NC 27127.

**WITNESSETH**

That the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel(s) of land situated in the town of , Township, **Forsyth** County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

The property hereinabove described was acquired by the Grantor by instruments recorded in Book 2194, Page 0063, of the Forsyth County Registry.

**TO HAVE AND TO HOLD** the Grantor's interest in 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 the 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 the 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:

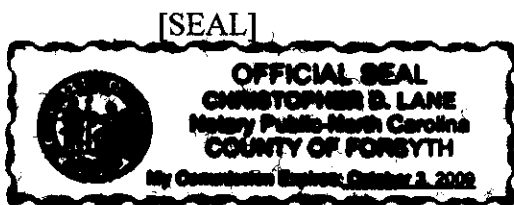
Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the 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.

[Signature] (SEAL)  
Herman H. Mazzeo

[Signature] (SEAL)  
Mary C. Mazzeo

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth



I, Christopher D. Lane, a Notary Public of the County and State aforesaid, do hereby certify that Herman H. Mazzeo and wife, Mary C. Mazzeo, Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20<sup>th</sup> day of Sept., 2006.

[Signature]  
Notary Public  
My Commission expires 10/3/09

The foregoing certificate of \_\_\_\_\_ is 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

**Exhibit "A"**

BEGINNING at a stake at the Northwest intersection of 14<sup>th</sup> Street and Hattie Avenue and extending along the West line of Hattie Avenue Northwardly 92 feet to a new stake; thence South 78 degrees 40 minutes West 82½ feet to a stake in the old line dividing Lots 112 and 113; thence South 0 degrees 20 minutes East 92 feet to a stake in the North margin of East 14<sup>th</sup> Street; thence with the North margin of East 14<sup>th</sup> Street Eastwardly 78 feet to a stake, the point of Beginning. This being the Southern portion of Lots 113 and 114 in Block 453 as shown on the Forsyth County Tax Maps, both of which Lots were conveyed to Kate Williams for life with the remainder to Goler Williams and John Williams by W.H. Goler by Deed dated April 6, 1937 and recorded in Book 411, Page 40. See Deed Book 704, Page 284.

**Property Address:** 1629 East 14<sup>th</sup> Street, Winston-Salem, NC 27105-6734

**Tax Block:** 0453 / **Lot(s):** 113A & 114A

**Parcel Identifier No.:** 6836-82-3278