

2006072184 00166

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

\$200.00

PRESENTED & RECORDED:

11-15-2006 01:04 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2709

PG: 1372-1373

Excise Tax \$200.00

Block 1040

Lot 207

This instrument was prepared by: Norman L. Nifong Box 33
 Mail future tax bills to: Grantee, 2150 Country Club Road, Suite 100, Winston-Salem, NC 27104
 Property address: 803 Madison Avenue, Winston-Salem, NC 27103

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this the 7th day of November, 2006, by and between**GRANTOR**ROGER G. NORMAN
(unmarried)**GRANTEE**

VANZANT PROPERTIES, LLC

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

BEGINNING at an iron stake, said iron being located in the eastern right-of-way line of Madison Avenue, said stake also being located in the southwestern corner of Lot 159 as shown on the map described below; running thence South 88 degrees 10 minutes East 125 feet along the southern line of said Lot 159 to an iron stake; running thence South 1 degree 50 minutes West 55 feet to an iron stake, said iron stake being located in the northern line of Lot 157 on the map described below; running thence North 88 degrees 10 minutes West 125 feet to an iron stake in the eastern line of Madison Avenue; thence along Madison Avenue North 1 degree 50 minutes East 55 feet to the **BEGINNING**. Being known and designated as Lot 158 as shown on the Map of ARDMORE, SECTION 4, same being of record in Plat Book 2 at Page 96(2) in the Forsyth County Registry, less a 25-foot strip off the eastern side of said lot.

Together with all right, title and interest in a perpetual easement for ingress and egress as conveyed by instrument recorded in Deed Book 949 at Page 313, Forsyth County Registry.

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 as above set forth.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and adopted the printed word [SEAL] as his own seal.

Roger G. Norman [SEAL]
Roger G. Norman

SEAL-STAMP



~~VIRGINIA~~ _____ County

I, Lewis S. Collins, a Notary Public of said county and state certify that Roger G. Norman (unmarried) personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purposes therein stated.

Witness my hand and official seal, this the 8th day of November, 2006.

Lewis S. Collins Notary Public
LEWIS S. COLLINS
NOTARY PUBLIC STATE OF MARYLAND

My commission expires:

APRIL 1, 2008

My Commission Expires April 1, 2008