

2007007367 00178

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-08-2007 04:30 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2729

PG: 115-116

Do not write above this line

Excise Tax: \$No Taxable Consideration	Tax Block 0230, Lot 108	Parcel ID:
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Mail after recording to: Peebles Law Firm, P.C. Box 69

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Block 7, Bramlette Place, Lot 13 & Part 14

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this the 20th day of December, 2006, by and between

GRANTOR	GRANTEE
Jane M. Goins aka Jane Manesco Goins, single	Real Dream Properties, LLC P.O. Box 2241 Kernersville, North Carolina 27285

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

BEGINNING at a stake on the south side of 15th Street, formerly Graham Street, said stake being 455 feet east of the southeast intersection of 15th Street and Patterson Avenue running east 77 feet to a stake; thence southwardly 140 feet to a stake in an alley; thence westwardly 77 feet to a stake, the southeast corner of Lot 12; thence northwardly 140 feet to a stake in the south line of 15th Street, the place of Beginning. Being known and designated as Lot No. 13 and the western portion of Lot No. 14 in Block 7, as shown on the plat of Bramette Place, recorded in Book 86, at page 2 in the office of the Register of Deeds of Forsyth County, North Carolina.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

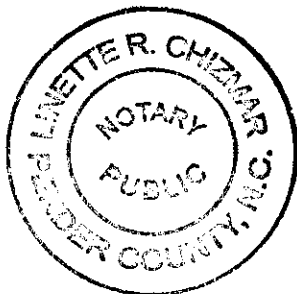
IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Jane M. Goins, AKA Jane Manesco Goins by Attorney in fact Claudia Raines (SEAL)

Jane M. Goins aka Jane Manesco Goins by Attorney-in-Fact Claudia Raines

(SEAL)

SEAL-STAMP



NORTH CAROLINA - FORSYTH COUNTY

I, Livette R. Chizmar, a Notary Public of New Hanover County, North Carolina, do hereby certify that **CLAUDIA RAINES**, Attorney in Fact for **JANE MANESCO GOINS**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **JANE M. GOINS**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2650, page 1811, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said **CLAUDIA RAINES** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **JANE MANESCO GOINS**. I do further certify that I am not a party to the attached instrument.

Witness my hand and official seal this 2nd day of December, 2006. February, 2007

My Commission Expires: Oct 5, 2010

Livette R. Chizmar Notary Public