


2007017488 00218


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$300.00
 PRESENTED & RECORDED:
 03-28-2007 02:01 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2740
PG:1399-1401

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. 136 113 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee: *FRYE Box 48*

This instrument was prepared by: Leslie G. Frye

Brief description for the Index: **613 Summit Street**

THIS DEED made this *27th* day of March, 2007, by and between

GRANTOR	GRANTEE
YOUTH OPPORTUNITIES, INC. F/K/A Youth Opportuntiy Homes, Inc.	NICHOLE BEAUMONT, DIVORCED

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 ATTACHED "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1013, page 487.

A map showing the above described property is recorded in , .

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:

EASEMENTS AND RESTRICTONS OF RECORD, IF ANY, AND CURRENT YEARS AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

YOUTH OPPORTUNITIES, INC. _____ (SEAL)
(Entity Name)

By: Robert Beasley _____ (SEAL)
ROBERT BEASLEY
Title: President

By: C. Bruce Hodgkin _____ (SEAL)
C. BRUCE HODGIN
Title: Secretary

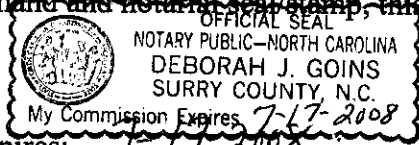
By: _____ (SEAL)
Title: _____

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, the undersigned Notary public of the County and State aforesaid, C. BRUCE HODGIN, Secretary of YOUTH OPPORTUNITIES, INC. f/k/a YOUTH OPPORTUNITY HOMES. INC., who being duly sworn says that he knows the Common Seal of YOUTH OPPORTUNITIES, INC., f/k/a YOUTH OPPORTUNITY HOMES, INC. and is acquainted with ROBERT BEASLEY who is the said President and signed the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said ROBERT BEASLEY signed their name in attestation of the execution of said instrument in the presence of said Secretary of Corporation.

Witness my hand and notarial seal/stamp, this the 27th day of March, 2007

SEAL/STAMP



My Commission Expires: 7-17-2008

7-17-2008

Notary Expires

Deborah J. Goins

“EXHIBIT A”

(613 Summit Street) BEGINNING at an iron stake on the East side of Summit Street, said beginning point being 140 feet North of the Northeast intersection of Summit and Sixth Streets, also being the Northwest corner of Lot 190; running thence East along the North line of Lot 190, 145 feet to an iron stake in the West line of Lot 174; thence North 6-45 West 83.5 feet to an iron stake, the said stake being 5 feet North of the Northeast corner of Lot 189; thence westerly along the line parallel to the North line of Lot 189 and 5 feet distant therefrom 145 feet to an iron stake on the East side of Summit Street 75 feet to the place of beginning, being known and designated as Lot One Hundred Eight-Nine (189) and 5 feet off of the South side of Lot 188 as shown on the plat of West End Hotel and Land Company, said plat being recorded in Plat Book 8 at Page 85 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being in all respects the same property which was conveyed from Edward M. Shepherd, Commissioner to Grover C. McNair et ux, dated February 8, 1960 in Book 800 Page 7 Forsyth Public record. And the same property conveyed to Youth Opportunity Homes, Inc. in Book 1013 Page 487 February 23, 1971.