

2007020959 00164

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

\$551.00

PRESENTED &amp; RECORDED:

04-12-2007 02:30 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2744

PG: 2310-2312

ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**EXCISE TAX: \$551.00RECORDING TIME, BOOK and PAGE

Mail after recording to: 3121 Parrish Road Winston Salem, NC 27105

This instrument was prepared by: Voula Boutis, Esq.

Brief Description for the Index: Block 3221 Lot 215

**THIS DEED** made this 12th day of April 2007, by and between**GRANTOR:****GRANTEE:****JONES & JONES INVESTMENT GROUP, LLC,**  
a North Carolina limited liability company**WILLIE GREEN**  
(unmarried)Property Address:  
3121 Parrish Road  
Winston Salem, NC 27105

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:**

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 \_\_\_\_\_ Township, Forsyth County, North Carolina and being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY  
REFERENCED**Prior instrument reference: Book 2701 at Page 3887.A map showing the above described property is recorded in Plat Book at 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 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, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year, which have been pro-rated at closing.

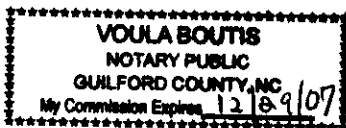
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

JONES & JONES INVESTMENT GROUP, LLC, a  
North Carolina limited liability company

By: Garland M. Jones, MANAGER (SEAL)  
Name: Garland M. Jones  
Title: Member - Manager

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Voula Boutis, certify that, GARLAND<sup>M.</sup> JONES, personally came before me this day, proved to me by satisfactory evidence to be the person who signed on the preceding or attached record and acknowledgement that he is the Manager of JONES & JONES INVESTMENT GROUP, LLC, a North Carolina Limited Liability Company, and as Manager of JONES & JONES INVESTMENT GROUP, LLC, he signed it voluntarily for its stated purpose and that he as Manager, being authorized to do so, executed the foregoing on behalf of the company. Witness my hand and official seal, this 11th day of April, 2207



Voula Boutis  
Voula Boutis, Notary Public

My commission expires: 12/29/2007

**Exhibit A**

Beginning at an iron stake lying in the East right of way of Parrish Road said iron stake being the Northwest corner of the within described lot being located South  $6^{\circ} 47'$  West (along the East right of way line of Parrish Road, 360 feet from an iron stake lying in the South right of way line of Chelmsford Drive (formerly known as Lancelot Drive); and running from said beginning point South  $83^{\circ} 11'$  East 189.79 feet to an iron stake; Southwest corner of H.N. Hamilton (Deed Book 1122, Page 1726); running thence South  $6^{\circ} 49'$  West 120 feet to an iron stake; running thence North  $83^{\circ} 11'$  West 189.72 feet to an iron stake in the Eastern right of way line of Parrish Road, and running North  $6^{\circ} 47'$  East 120 feet to an iron stake, the point and place of Beginning. See Tax Block 3221, Lot 215 Forsyth County Tax Maps.