

2007022642 00165

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

\$317.00

PRESENTED &amp; RECORDED:

04-20-2007 11:02 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2746

PG: 1978-1980

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 317.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: LT 27, SEC 1, WEST END HOTEL & LAND CO. *Bord 4*THIS DEED made this 20th day of April, 2007, by and between

## GRANTOR

MRGW ENTERPRISES, LLC

## GRANTEE

ELLEN D. WALLACE  
72 WEST END BLVD-UNIT #2  
WINSTON-SALEM, NC 27101

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 LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book 8 page 83.

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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:

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

MRGW Enterprises, LLC \_\_\_\_\_ (SEAL)  
(Entity Name)

By: Michael Ryden \_\_\_\_\_ (SEAL)  
Title: Member/Manager

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

\_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael Ryden personally came before me this day and acknowledged that he is the Member/Manager of MRGW ENTERPRISES, LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of April, 2007.

My Commission Expires: 4/30/08

**CLINT CALAWAY**  
NOTARY PUBLIC

\_\_\_\_\_  
Notary Public

State of North Carolina - County of Forsyth County, North Carolina

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are 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.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

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**EXHIBIT A**

**BEING KNOWN AND DESIGNATED as Condominium Unit No. Two (2) as shown on the map of "72 WEST CONDOMINIUMS" as recorded in Condominium Plat Book 7, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.**

**Together with a 16.90201% undivided interest in the common area shown on the Condo Plat record map for "72 West Condominiums" recorded in Condominium Plat Book 7, page 170-172, Forsyth County Register of Deeds.**