

2007024299 00227

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT
\$130.00
PRESENTED & RECORDED:
04-27-2007 01:38 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: MARY D CALDWELL DPTY
BK: RE 2748
PG: 1677-1679

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 130⁻

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Carl R. Wright, PO Box 6621, High Point, NC 27262

This instrument was prepared by: Carl R. Wright

Brief description for the Index: 2401 Urban St.

Mail To
CARL R. WRIGHT
P.O. Box 6621
High Point, NC 27262

THIS DEED made this 19th day of April, 2007, by and between

GRANTOR

GRANTEE

William R. Allen, III, and wife
Margaret P. Allen

Milton Hernandez
*2401 Urban Street
Winston Salem, NC 27107*

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, Winston 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 2738, page 1113.

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

This conveyance is made subject to easements, restrictions, and rights of way of record, if any.

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

(Entity Name)

William R. Allen, III (SEAL)
WILLIAM R. ALLEN, III

By: _____

Margaret P. Allen (SEAL)
MARGIE P. ALLEN

Title: _____

By: _____

Title: _____

(SEAL)

By: _____

Title: _____

(SEAL)

Guilford County, State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

William R. Allen, III and wife Margaret P. Allen

Date: 4/26/2007 Stephanie Schomaker
Notary signature

Stephanie Schomaker, Notary Public

Typed or printed name of Notary

(Official Seal) My commission expires: 8/23/2009

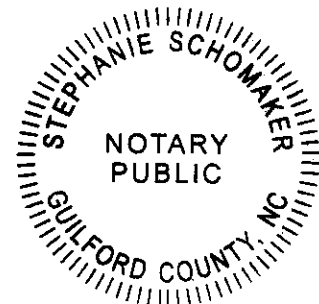


EXHIBIT "A"

Beginning at a new nail in concrete at the southeast corner of the intersection of Devonshire Street and Urban Street; running thence along the south side of Devonshire Street, South 84 deg. 11 min. 52 sec. East 83.37 feet to an existing iron pin, northwest corner of Barbara Wolfe; running thence along the western line of Barbara Wolfe, South 11 deg. 00 min. 00 sec. West 50.0 feet to a new iron pin in the line of Dennis Tesh as recorded in Deed Book 1824 at Page 3559; running thence along the northern line of Tesh, North 84 deg. 11 min. 52 sec. West 83.37 feet to an existing iron pin in the East line of Urban Street; thence along Urban Street, North 11 deg. 00 min. 00 sec. East 50.00 feet to the point and place of beginning.

Being known as 2401 Urban Street, Winston-Salem, NC and Tax Block 759, Lot 101. Same containing 4,151 square feet more or less being shown on survey by Horner-Gloor & Assoc. PA, Job No. 3255S.