

2007027139 00141
 FORSYTH CO, NC FEE \$23.00
 STATE OF NC REAL ESTATE EXT
\$70.00
 PRESENTED & RECORDED:
 05-10-2007 12:32 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK: RE 2751
PG: 3936-3939

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No Block 1459A Lot 016 Verified by _____ County on the _____ day of _____, 2007
 By: _____

Return after recording to Grantee:

Mail tax bills to Grantee: same as above

This instrument was prepared by: Tornow & Kangur, L.L.P.

BOY 76

Brief description for the Index: Lot 016 Block 1459A

THIS DEED made this 8th day of May, 2007, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">ABDESSADEK LACHGAR and wife CHRISTINE J. LEROY</p>	<p style="text-align: center;">MATTHEW MCINTYRE and wife TRACY MCINTYRE</p>

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 Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1960 Page 858 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 13, Page 39.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Abdessadek Lachgar (SEAL) by Christine Leroy AIF (Seal)
ABDESSADEK LACHGAR

Christine Leroy (SEAL)
CHRISTINE J. LEROY

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: Abdessadek Lachgar and wife Christine J. Leroy

Date: 05/09/07

Jamye T Martin
Notary Public
Jamye T Martin
printed or typed name of notary public

My Commission Expires: 11/21/2008

Notary Public
North Carolina
COUNTY OF STOKES
JAMYE T. MARTIN

State of _____, County of _____

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 herein and in the capacity indicated: _____

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

The foregoing Certificate(s) of _____ is 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.

_____ Register of Deeds for _____ County, North Carolina.

By: _____ Deputy/Assistant - Register of Deeds

**CERTIFICATE OF ACKNOWLEDGMENT
BY ATTORNEY-IN-FACT**

NORTH CAROLINA)
)
FORSYTH COUNTY)

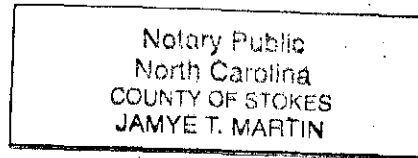
I, Jamye T. Martin Notary Public of Stokes County, North Carolina, do hereby certify that Christine Leroy, Attorney-in-Fact for Abdessadek Lachgar, personally appeared before me this day, and being duly sworn, says that he/she executed the foregoing and annexed instrument for and on behalf of Abdessadek Lachgar and that his/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 _____, Page _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; and that said Christine Leroy acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Abdessadek Lachgar

North Carolina, Forsyth County

Signed and sworn to (or affirmed) before me this day by Christine Leroy
Dated: 05/09/07

Jamye T. Martin
_____, Notary Public

My Commission expires: 11/21/2008



NORTH CAROLINA)
)
_____ COUNTY)

The foregoing or annexed certificate(s) of _____
_____ is/are certified to be correct. This the _____ day of _____, 20____.

By: _____
Deputy - Assistant Register of Deeds

Exhibit A

Beginning at an iron found in the Southwest corner of the property of Lot 15 of Alta Vista Addition as recorded in Plat Book 13, Page 39 in the Office of the register of Deeds in Forsyth County, North Carolina; said iron being on the North side of West Twenty-Sixth Street; running thence North 89 degrees 57 minutes 46 seconds West 49.92 feet to an iron; thence North 00 degrees 10 minutes 27 seconds East 150.05 feet to an iron; thence South 89 degrees 51 minutes 00 seconds East 49.92 feet to an iron; thence South 00 degrees 10 minutes 22 seconds West 149.95 feet to an iron; the Point and Place of Beginning. Being Lot 16 of the Alta Vista Addition recorded in Plat Book 15 at Page 39; Forsyth County Registry. All according to an unrecorded survey by William Franklin Tatum, RLS #L-3163 McNally Land Surveying, P.C. dated 30 July 1997, Job No. S-7736.

For back title see Forsyth County Registry Deed Book 1108, Page 318; Deed Book 356, Page 333; Forsyth County Registry and Forsyth County Estate File 94 E 1041.

Tax Block : 1459A

Tax Lot : 016

Property address:

717 W. 26th Street

Winston-Salem, NC 27105