

2007073470 00287

FORSYTH CO, NC FEE \$20.00  
PRESENTED & RECORDED:

12-28-2007 04:40 PM

KAREN GORDON

REGISTER OF DEEDS  
BY: LORA SMALL  
DPTY

BK: RE 2804

PG: 1631-1633



ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

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

Mail/Box to: GRANTEE: P.O. BOX 2012, ADVANCE, NC 27006

This instrument was prepared by: T. DAN WOMBLE, ATTORNEY, 3802-A, CLEMMONS ROAD, CLEMMONS, NC

Brief description for the Index: LT THE WESTERN PORTION OF LTS 54 & 55, SEC 1, MAP OF ROSEDALE

THIS DEED made this 28th day of December, 2007, by and between

GRANTOR	GRANTEE
JEFFREY A. JONES (DIVORCED)	TRIPLE P REAL ESTATE INVESTMENTS, LLC P.O. BOX 2012 ADVANCE, NC 27006

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.

AKA - 3300 Kirby St, W.S, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2614 page 3113.

A map showing the above described property is recorded in Plat Book 1 page 93.

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:

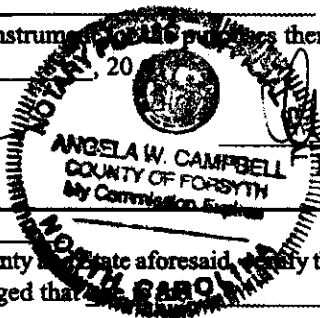
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name) Jeffrey A. Jones (SEAL)  
JEFFREY A. JONES  
By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that JEFFREY A. JONES(DIVORCED) personally appeared before me this day and acknowledged the due execution of the foregoing instrument and the contents therein expressed. Witness my hand and Notarial stamp or seal this 28th day of December, 2012

My Commission Expires: 02-09-2012



Angela W. Campbell  
Notary Public  
Angela W. Campbell

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

State of North Carolina - County of \_\_\_\_\_

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.

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

ATTACHMENT

BEGINNING AT AN IRON STAKE, THE SOUTHWEST CORNER OF BARNEY AVENUE AND KIRBY STREET AS WIDENED BY THE CITY OF WINSTON-SALEM, AND RUNNING THENCE SOUTH 04 DEGS. 00 MIN. WEST 48 FEET ALONG THE WEST MARGIN OF KIRBY STREET TO AN IRON STAKE, THE NORTHEAST CORNER OF LOT NO. 53; THENCE RUNNING NORTH 88 DEGS. 00 MIN. WEST 95 FEET WITH THE NORTH LINE OF LOT NO. 53 TO AN IRON STAKE, THE NORTHWEST CORNER OF LOT NO. 53; THENCE RUNNING NORTH 04 DEGS. 00 MIN. EAST 48 FEET TO AN IRON STAKE IN THE SOUTH MARGIN OF BARNEY AVENUE; THENCE RUNNING SOUTH 88 DEGS. 00 MIN. EAST 95 FEET WITH THE SOUTH MARGIN OF BARNEY AVENUE TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS THE WESTERN PORTION OF LOT NOS. 54 AND 55 AS SHOWN ON THE MAP OF ROSEDALE, SECTION 1 AS RECORDED IN PLAT BOOK 1, PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.