

2008011308 00198

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-05-2008 02:34 PM

KAREN GORDON

REGISTER OF DEEDS  
BY: SHANNON BOSTIC-GRIFFITH  
DPTY

BK: RE 2816

PG: 3610-3612

PREPARED BY:

*Original to Anne Joy*  
Anne B. Joy (taken from 11/28/06 General Warranty Deed prepared by Sanders & Combs, PLLC)

RETURN TO:

Grantees @ P.O. Box 725, Southmont, NC 27351

Mail future tax bills to: Grantees @ P.O. Box 725, Southmont, NC 27351

Revenue Stamps: NTC

NORTH CAROLINA )

)

**GENERAL WARRANTY DEED**

FORSYTH COUNTY )

THIS DEED made this 5<sup>th</sup> day of March, 2008, by and between JOY PROPERTIES, LLC, hereinafter referred to as "Grantor", to JAMES A. JOY and wife ANNE B. JOY, hereinafter referred to as "Grantees".

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERTO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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 except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Rights of Way, Easements and restrictions of record, current year ad valorem taxes.

For further reference, see Deed Book 2520, Page 3015; Book 2645, Page 2775; Book 2576, Page 2515, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first above written.

**JOY PROPERTIES, LLC**

By: Anne B. Joy  
Name: Anne B. Joy  
Title: Member/Manager

STATE OF NORTH CAROLINA     )  
   )  
COUNTY OF FORSYTH            )

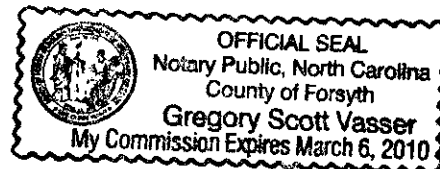
I, the undersigned, a Notary Public of Forsyth County, State aforesaid, certify that Anne B. Joy personally came before me this day and acknowledged that she is the **Member/Manager** of Joy Properties, LLC, A North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, she signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 5<sup>th</sup> day of March, 2008.

[Signature]  
Notary Public

My Commission expires:

March 6 2010



EXHBIIT "A"

**TRACT I:**

BEING KNOWN AND DESIGNATED as Lot Number 18M of the Map entitled "Map showing Property of Homer H. Mickey, W.S. Scales and George Hill as recorded in Plat Book 4, Page 138, Forsyth County Registry.

Property address: 1408 Gray Avenue, Winston-Salem, NC 27105

**TRACT II:**

BEING KNOWN AND DESIGNATED as Lot No. 5 as shown on the Plat of Map of Homer H. Mickey, W.S. Scales and George Hill Property as recorded in Plat Book 4, Page 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being Lot 5 of the Homer H. Mickey block on the above said plat.

Property address: 1413 Gray Avenue, Winston-Salem, NC 27105

**TRACT III:**

Lying and being in the City of Winston-Salem, Forsyth County, NC and BEING KNOWN AND DESIGNATED as Lot No. 4 as shown on the map of Winston Development Corporation recorded in Plat Book 16, Page 43 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description and also being part of Lot 26 and part of Lot 27 as shown on the Map of South Terrace recorded in Plat Book 3, Page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property address: 2924 Stockton Street, Winston-Salem, NC 27127.