

2008056511 00123

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

11-25-2008 03:26 PM

KAREN GORDON

REGISTER OF DEEDS

BY: E NAVARRO

DPT

BK: RE 2863

PG: 2448-2450

Excise Tax: \$-0-

PROBATE AND FILING FEE \$

PAID

Tax Block: 0715      Lots: 033, 034, 035, 220      Parcel Identifier No.: 6834-47-4408.00  
 Property Address: 2101 Sunnyside Avenue; Winston-Salem, NC 27127-3105  
 Mail after recording to: Blanco Tackabery Box # 52 @ Forsyth County Register of Deeds' Office  
 Prepared by: David B. Blanco, Esq.  
 Mail future tax bills to: Colter Properties, LLC; % D. Wayne Colter; 2101 Sunnyside Avenue; Winston-Salem, NC 27217-3105

**A TITLE SEARCH WAS NEITHER REQUESTED NOR PERFORMED.**

## FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this OCTOBER 29, 2008, by and between:

### GRANTOR

•D. WAYNE COLTER,  
 •MARY K. S. COLTER (*individually and as wife of D. Wayne Colter*)  
 •DANIEL SCOTT COLTER and wife,  
 •KIMBERLY M. COLTER  
 % 2101 Sunnyside Avenue  
 Winston-Salem, NC 27127-3105

### GRANTEE

COLTER PROPERTIES, LLC  
 a NC limited liability company  
 % D. Wayne Colter  
 2101 Sunnyside Avenue  
 Winston-Salem, NC 27127-3105

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 33, 34 and 35, map of Forsyth Furniture Lines, recorded in Plat Book 9, Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina. Also BEING KNOWN AND DESIGNATED as Lot 220 of Block 0715, as shown on the Forsyth County, North Carolina Tax Maps.

(2101 Sunnyside Avenue, Winston-Salem, NC: Tax Block No. 0715; Lots 003, 0034, 0035 and 220.)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions:

- a) 2008 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

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

✓ D. Wayne Colter (SEAL)  
D. Wayne Colter

✓ Mary Kay S. Colter (SEAL)  
Mary Kay S. Colter (individually and as wife of D. Wayne Colter)

✓ Dan Scott Colter (SEAL)  
Daniel Scott Colter

✓ Kimberly M. Colter (SEAL)  
Kimberly M. Colter

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NORTH CAROLINA - FORSYTH COUNTY

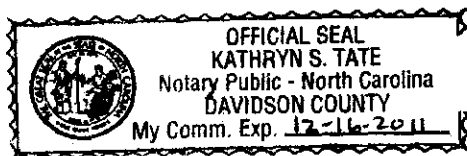
I, a Notary Public of DAVIDSON County and State aforesaid, certify that D. WAYNE COLTER and wife, MARY KAY S. COLTER (individually and as wife of D. Wayne Colter), Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ✓ 29<sup>TH</sup> day of ✓ October, 2008.

My commission expires:

✓ Kathryn S. Tate  
Notary Public

✓ 12-16-2011

NOTARIAL SEAL/STAMP: ✓



NORTH CAROLINA - FORSYTH COUNTY

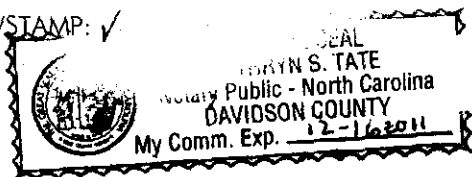
I, a Notary Public of DAVIDSON County and State aforesaid, certify that DANIEL SCOTT COLTER and wife, KIMBERLY M. COLTER, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29<sup>th</sup> day of OCTOBER, 2008.

My commission expires:

✓ 12-16-2011

✓ [Signature]  
Notary Public

NOTARIAL SEAL/STAMP: ✓



The foregoing certificate of \_\_\_\_\_

\_\_\_\_\_ is certified to be correct.  
This the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Karen Gordon, Register of Deeds for Forsyth County

By: \_\_\_\_\_  
Deputy/Assistant