



2009047583 00099

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$56.00

PRESENTED & RECORDED:
10-30-2009 11:54:00 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: E. NAVARRO
DPTY

BK: RE 2919

PG: 110-111

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Tax Parcel Identifier No.: 6836-24-4201.00 *108

Mail/Box to: Grantee 832 Arbor Oaks Dr. LWS 27104

This instrument was prepared by: Julian P. Robb, Attorney. Deed preparation only - no title opinion rendered.

Brief description for the Index: Block 1654/Lot 106

THIS DEED made this 29th day of October, 2009, by and between

GRANTOR	GRANTEE
BESSIE MAE JOYCE, by Dianna Bailey Price, Attorney in Fact	BUSH INVESTMENTS, LLC 155 Sunnyknoll Court Ste 200 Winston-Salem, NC 27106

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

BEGINNING at an iron stake on the east line of Greenway Avenue, the northwest corner of Lot 104; running North with the east line of Greenway Avenue 50 feet to an iron stake, the southwest corner of Lot 107; thence Eastwardly with the south line of Lot 107, 72 feet to an iron stake in the west line of Lot 105; thence Southwardly with the west line of Lot 105, 39.7 feet to an iron stake, the northeast corner of Lot 104; thence Westwardly with the north line of Lot 104, 61.88 feet to the place of BEGINNING, and being known and designated as the northwest portion of Lot 3 and the southwest portion of Lot 4, Block C as shown on plat of Greenway Place, Revised, plat of said property being recorded in Plat Book 7, page 47 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 917, Page 592 and Book 917, Page 593, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 7, Page 47, Forsyth County Registry.

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 applicable easements, covenants and restrictions of record.

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

Bessie Mae Joyce by Dianna Bailey Price, AIF (SEAL)
BESSIE MAE JOYCE by Dianna Bailey Price, Attorney In Fact

State of North Carolina
County of Forsyth

I, Julian P. Robb, a Notary Public for said County and State, do hereby certify that Dianna Bailey Price, attorney in fact for Bessie Mae Joyce personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Bessie Mae Joyce and that 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 in the County of Forsyth, State of North Carolina, in Deed Book 2511, Page 484, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Dianna Bailey Price acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Bessie Mae Joyce.

Witness my hand and official seal, this the 29th day of October, 2009.

Julian P. Robb
Notary Public
Name: Julian P. Robb
My commission expires: 7/21/2010

