

ENVELOPE



2009054009 00171

FORSYTH CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT
\$156.00

PRESENTED & RECORDED:
 12-16-2009 04:36:00 PM

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

BK: RE 2925
PG: 3060-3062

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 156.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Forman Rossabi Black, P.A., Attorney T. Keith Black

Brief description for the Index: _____

THIS DEED made this 16th day of December, 2009, by and between

GRANTOR
 Flagge's Properties, LLC
 A NC Limited Liability Company
 631 Irving St.
 Winston Salem, NC 27103

GRANTEE
 Amy E. Cassinelli (unmarried)
 4016 Dalton St.
 Winston Salem, NC 27105

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2880 page 686.A map showing the above described property is recorded in Plat Book 10 page 75.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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: THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Flagge's Properties, LLC

(Entity Name)

By:

Title: MEMBER/MANAGER

(SEAL)

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

State of North Carolina - County of Crawford

I, the undersigned Notary Public of the County and State aforesaid, certify that William Flagge Stanfield, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of December, 2009.

My Commission Expires:

Notary Public

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that William Flagge Stanfield, Jr. personally came before me this day and acknowledged that he is the MEMBER/MANAGER of Flagge's Properties, LLC, 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 16th day of December, 2009.

My Commission Expires:

MARGARET M. CHASE
NOTARY PUBLIC
GUILFORD COUNTY, NC

Notary Public

State of North Carolina - County of Guilford Commission Expires Oct. 24, 2014

PRINTED NAME: Margaret M. Chase

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

EXHIBIT "A"

BEGINNING at a point on the western edge of Dalton Street, said point marking the southeastern corner of Lot 7, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the edge of Dalton Street, South 02 deg. 20 min. West 90.00 feet to a point; thence a new line, North 88 deg. 14 min. West 200.00 feet to a point on the eastern edge of Lot 20, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the eastern edge of Lot 20 and Lot 19, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry), North 02 deg. 20 min. East 90.00 feet to a point; thence South 88 deg. 14 min. East 200.00 feet to a point marking the point and place of BEGINNING.

The above described property is all of Lot 8 and northern one-half of Lot 9 in Block/Lot 4 of Daltonia No. 3 recorded in Plat Book 10, Page 75, Forsyth County Registry.