



2010030409 00107

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT X
\$96.00

PRESENTED & RECORDED:
08-13-2010 02:54:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: C MCCUMMINGS
DPTY

BK: RE 2959
PG: 436-437

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$96.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6834-55-6813.00

Mail after recording to: BOX 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 10 day of AUGUST, 2010 by and between

GRANTOR

PONJICO, LLC
112 WHITMORE AVE.
WAYNE, NJ 07470

GRANTEE

JOHN FRANKLIN HICKS
309 GOLDFLOSS STREET
WINSTON SALEM, NC 27127

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 8, Block 55, as shown on the Plat of Winston Salem Land & Investment Company, as recorded in Plat Book 4, Page 147 (3), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2934, Page 28, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 147, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

PONJICO, LLC _____ (SEAL)
(ENTITY NAME)

By: [Signature] _____ (SEAL)
Title: JANO PONJICAN/MEMBER-MANAGER

By: _____ (SEAL)
Title: _____

_____ (SEAL)

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: JANO PONJICAN AS A MEMBER-MANAGER OF PONJICO, LLC Witness my hand and official stamp or seal, this the 10th day of August, 2010.

My Commission Expires: _____
Karl B. Reiff
Notary Public, Morris Co, NJ
My Commission Expires
April 3, 2011

[Signature]
Notary Public
Print Notary Name: Karl B. Reiff

NORTH CAROLINA FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the 10th day of August, 2010.

My Commission Expires: _____
Karl B. Reiff
Notary Public, Morris Co, NJ
My Commission Expires
April 3, 2011

[Signature]
Notary Public
Print Notary Name: Karl B. Reiff

