



2011014538 00153

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$25.00

PRESENTED & RECORDED:
04-15-2011 01:59:45 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPT

BK: RE 2998
PG: 554-555

Excise Tax \$ 25.00

NO OPINION OF TITLE IS EITHER EXPRESSED OR IMPLIED. *Peoples #69*

Prepared By: John A. Meadows, Esquire

Return To: Box 62 *Grantee 4720 Old Rural Hall Rd Winston-Salem NC 27105*

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

WARRANTY DEED

THIS DEED made this the 14 day of April, 2011 by **WINSTON SALEM CITY EMPLOYEES' FEDERAL CREDIT UNION**, whose mailing address is 711 Salem Avenue, Winston-Salem, North Carolina 27101, hereinafter referred to as "Grantor", and **NORTH CAROLINA COMMUNITY UPLIFT**, whose mailing address is 4720 Old Rural Hall Road, Winston-Salem, North Carolina 27105 hereinafter referred to as "Grantee";

The designation Grantors 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 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:

BEING KNOWN AND DESIGNATED as Lot No. 17, Block 4, as shown on the Plat of **BON AIR**, as recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Block 1160, Lot 017, Forsyth County Tax Maps

Property Address: 2412 Ivy Avenue, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 2949, Page 1758, 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 covenant 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:

Subject to restrictive covenants, easements, and rights of way of record.

IN WITNESS WHEREOF, the Grantor hereunto sets his/her hand and seal the day and year first above written.

WINSTON SALEM CITY EMPLOYEES' FEDERAL CREDIT UNION

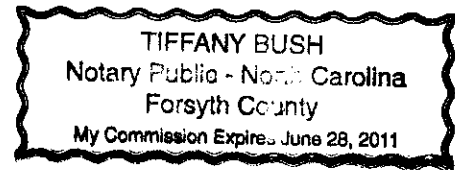
By [Signature]
Vice - _____ President

STATE OF NC)
COUNTY OF Forsyth)

I, a Notary Public of the County and State aforesaid, certify that Terry M. Edwards personally came before me this day and acknowledged that he/she is Vice President of WINSTON SALEM CITY EMPLOYEES' FEDERAL CREDIT UNION, and that said writing was signed by him/her on behalf of said Company by its authority duly given. And the said Terry M. Edwards acknowledged the said writing to be the act of said Company. I do certify that I am not a party to the attached instrument.

Witness my hand and official seal, this 14th day of April, 2011.

[Signature]
Notary Public



My Commission Expires June 28, 2011

STATE OF NORTH CAROLINA, FORSYTH County ss:

The foregoing certificate(s) of _____,

is 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.

By _____
Deputy/Assistant - Register of Deeds