2011014538 0

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

\$25.00

PRESENTED & RECORDED:
04-15-2011 01:59:45 PM
C. NORMAN HOLLEMAN

REGISTER OF DEEDS BY: PATSY RUTH DAVIS DPTY

BK: RE 2998 PG: 554-555

Excise Tax \$ 25.00

NO OPINION OF TITLE IS EITHER EXPRESSED OR IMPLIED.

Peebles #69

Prepared By: John A. Meadows, Esquire

Return To: Box 62

Grante 4770 Old Rural Hall RD Winston-Slam NC

STATE OF NORTH CAROLINA)

WARRANTY DEED

COUNTY OF FORSYTH

THIS DEED made this the // day of /, 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:

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:

Book 2998 Page 555

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 Vice - President
STATE OF C
I, a Notary Public of the County and State aforesaid, certify the level M. Edwards personally came before me this day and acknowledged the he/she is Vice President of WINSTON SALEM CITY EMPLOYEES' FEDERAL CREDI UNION, and that said writing was signed by him/her on behalf of said Company by its authority duly given. And the said Fry M. Edwards acknowledged the said writing to be the action of said Company. I do certify that I am not a party to the attached instrument. Witness my hand and official seal, this 4 day of 4 for 1, 2011.
Notary Public TIFFANY BUSH
My Commission Expires June 28, 2011 Notary Public - Notice Carolina Forsyth County 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