

FORSYTH CO, NC 112 FEE: \$ 12.00  
PRESENTED & RECORDED: 01/29/1999 11:13AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPE  
STATE OF NC REAL ESTATE EXTX: \$ 446.00  
BK2048 P2219 - P2221 *[Signature]*

Excise Tax

Recording Time, Book and Page

Tax Lot No. Tax Block 5646E Lot 83 Parcel Identifier Number \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: Bell, Davis & Pitt Box #106  
(Poe)

This instrument was prepared by: Odom & Groves, P.C. (Cendant-20106.286)  
P. O. Box 32248, Charlotte, North Carolina 28232-2248

Brief description for the Index: Lot 83, THE AUTHORS, SECTION TWO, Plat Book 38, Page 55

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of August, 19 99, by and between

GRANTOR

GRANTEE

Roger E. Charbonneau and spouse,  
Susan H. Charbonneau

Jimmy J. Edwards and  
wife, Lynne S. Edwards  
115 Anne Tyler Ct.  
Kernersville, NC 27284

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 \_\_\_\_\_, Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

BK2048PG2219

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1913, Page 501.

A map showing the above described property is recorded in Plat Book 38, Page 55.

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:

Restrictions, easements and conditions of record and the lien of ad valorem taxes for the year of the delivery of this instrument and subsequent years.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
 (Corporate Name) Roger E. Charbonneau (SEAL)

By: \_\_\_\_\_ Susan H. Charbonneau (SEAL)  
 \_\_\_\_\_  
 President

ATTEST: \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_  
 Secretary (Corporate Seal)

State of North Carolina, Forsyth County.

SEAL-STAMP I, a Notary Public of the County and State aforesaid, certify that Roger E. Charbonneau and Susan H. Charbonneau Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument, and official stamp or seal, this 22 day of AUGUST, 1999.  
 My commission expires: 11-13-2000

J. C. Schickowski Notary Public

NOTARY PUBLIC OFFICIAL SEAL  
 J. C. SCHICKOWSKI  
 GUILFORD COUNTY, NC  
 Commission Expires 11-13-2000

State of \_\_\_\_\_, \_\_\_\_\_ County.

SEAL-STAMP I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ Secretary of \_\_\_\_\_ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal and attested by \_\_\_\_\_ as its \_\_\_\_\_ Secretary.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of J. C. Schickowski

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

**BOCKIE C. WOOD, REGISTER OF DEEDS**

By: \_\_\_\_\_ REGISTER OF DEEDS FOR FORSYTH COUNTY  
 Deputy/Assistant Register of Deeds.

BK2048PG2220

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 83, as shown on the plat entitled THE AUTHORS, SECTION TWO, as recorded in Plat Book 38, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, subject to restrictions referenced in deed recorded in Book 1913, Page 501.

BK2048PG2221