

FORSYTH CO, NC 148 FEE: \$ 8.00
PRESENTED & RECORDED: 10/11/2000 4:04PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
STATE OF NC REAL ESTATE EXTX: \$ 114.00
Filing and Probate Fees: \$ 0.477 Paid
Recording Time: Book and Page

Excise Tax

Tax Block 0453, Lot 005 Parcel Identifier No.
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to: Peebles & Schramm (Box 69)
This instrument was prepared by: Stafford R. Peebles, Jr.
Brief description for the index:

Lot 5, Blair and Oakley

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 10th day of October, 2000, by and between

GRANTOR	GRANTEE
MICHAEL E. FUNDERBURK and wife, ANDREA E. FUNDERBURK	MICHAEL G. BOWDEN 1436 Hattie Avenue Winston-Salem, North Carolina 27103

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 **Winston** Township, **Forsyth** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot(s) 5, as shown on the map of **BLAIR AND OAKLEY**, which map is recorded in Plat Book 3, page 18, in the Office of the Register of Deeds of Forsyth County, reference to which map is hereby made for a more particular description.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Michael E. Funderburk (SEAL) *Andrea E. Funderburk POA* By *Michael E. Funderburk* (SEAL)
Michael E. Funderburk Andrea E. Funderburk

SEAL-STAMP NORTH CAROLINA - FORSYTH COUNTY

Ellen M. Marion, a Notary Public of *Forsyth* County, North Carolina, certify that **MICHAEL E. FUNDERBURK** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 10 day of October, 2000.

My Commission Expires: October 8, 2006 Notary Public

SEAL-STAMP NORTH CAROLINA - FORSYTH COUNTY

Ellen M. Marion, a Notary Public of *Forsyth* County, North Carolina, do hereby certify that **MICHAEL E. FUNDERBURK**, Attorney in Fact for **ANDREA E. FUNDERBURK**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **ANDREA E. FUNDERBURK**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2099, page 605, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **MICHAEL E. FUNDERBURK** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **ANDREA E. FUNDERBURK**.

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this 10 day of October, 2000.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of *Ellen M. Marion*

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.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By: *[Signature]* Deputy/Assistant Register of Deeds