

FORSYTH CO, NC 77 FEE: \$ 8.00
 PRESENTED & RECORDED: 01/25/2001 11:45AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
 NO TAXABLE CONSIDERATION
 BK2151 P3770 - P3770

Filing and Probate Fees \$ _____ Paid
 Recording Time, Book and Page

Excise Tax: \$ No Taxable Consideration

Tax Block 2258, Lot 002 Parcel Identifier No.
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to: Peebles & Schramm (Box 69)

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 2, Retnuh Hills, Section 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 19th day of January, 2001, by and between

GRANTOR

KENNETH DEAN MOSER

GRANTEE

KENNETH DEAN MOSER and wife,
 DREMA C. MOSER
 4645 North Cherry Street
 Winston-Salem, North Carolina 27105

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) 2, as shown on the map of RETNUH HILLS, SECTION 1, which map is recorded in Plat Book 8, page 192, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

THE PURPOSE of this deed is to create a tenancy by the entirety pursuant to NCGS §39.13.3(b).

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.

(SEAL)

Kenneth Dean Moser
 Kenneth Dean Moser

(SEAL)

SEAL-STAMP	NORTH CAROLINA - FORSYTH COUNTY
 <p>OFFICIAL SEAL ELLEN M. MARION NOTARY PUBLIC-NORTH CAROLINA COUNTY OF FORSYTH My Commission Expires October 8, 2005</p>	<p><i>Ellen M. Marion</i> a Notary Public of <i>Forsyth</i> County, North Carolina, certify that KENNETH DEAN MOSER personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <i>19</i> day of January, 2001. <i>EC Marion</i> Notary Public My Commission Expires: _____</p>

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: *DPHela*

Deputy/Assistant Register of Deeds