

FORSYTH CO., NC 250 FEE: \$ 10.00
PRESENTED & RECORDED: 05/21/2001 2:52PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXT: \$ 316.00
BK 2175 P 2369 - P 2370

P. Boles

Excise Tax

Recording Time, Book and Page

Tax Lot No. 47, Block 5246A Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____,
by _____

Mail after recording to Grantee: 9509 White Tail Trail, Kernersville, NC 27284

This instrument was prepared by PHILIP E. SEARCY (No Title Search Requested-None Performed)

Brief description for the Index Lot 47, Deer Path § Two

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of May, 2001, by and between

GRANTOR

GRANTEE

JOHN THOMAS SANDER
and wife,
MARIE DIANE SANDER

DAVID W. VERMILYEA
and wife,
SANDRA L. VERMILYEA

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 _____, Belews Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 47, as shown on the plat entitled DEER PATH, SECTION TWO, as recorded in Plat Book 33, page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1825, page 1913, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 33 page 16

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:

Save and except easements, rights of way and restrictions of record, if any.

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)

John Thomas Sander
..... (SEAL)
JOHN THOMAS SANDER

By:
..... President

..... (SEAL)

ATTEST:
..... Secretary (Corporate Seal)

Marie Diane Sander
..... (SEAL)
MARIE DIANE SANDER
..... (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, *Forsyth* County.



OFFICIAL SEAL Notary Public of the County and State aforesaid, certify that
JO TURNER Thomas Sander and wife, Marie Diane Sander Grantor,
Notary Public, North Carolina
County of Forsyth
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *17th* day of *May*, *2001*

My commission expires: *Aug 8, 2003* *JO Turner* Notary Public

SEAL-STAMP NORTH CAROLINA, County.

Use Black Ink

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,

My commission expires: Notary Public

The foregoing Certificate(s) of *JO Turner N.P.*

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 FOR FORSYTH COUNTY

By *Dickie C. Wood* Deputy/Assistant - Register of Deeds