

MAIL AFTER RECORDING TO: 5308 West Rock ^{Drive} ~~Road~~, Pfafftown, NC 27040
 THIS INSTRUMENT WAS PREPARED BY: MARK P. MOIR

NORTH CAROLINA)
)
 FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of September, 2001, by and between Erich S. Hamm and wife, Denise Hamm, GRANTOR; Sarah R. Smith (Unmarried), GRANTEE.

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

BEING KNOWN AND DESIGNATED as Lot No. 50, as shown on map of Salem West, Section 2, recorded in Plat Book 28, page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

FORSYTH CO., NC 192 FEE: \$ 10.00
 PRESENTED & RECORDED: 09/24/2001 2:41PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP
 STATE OF NC REAL ESTATE EXT: \$ 229.00
 BK2201 P2579 - P2580

P. Boles

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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

Erich S. Hamm (SEAL)
Erich S. Hamm

Denise Hamm (SEAL)
Denise Hamm

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, ANDRA D. PELOQUIN, a Notary Public of FORSYTH County and State aforesaid, certify that Erich S. Hamm and wife, Denise Hamm personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 01st day of September, 2001.



OFFICIAL SEAL
North Carolina • Forsyth County
ANDRA D. PELOQUIN
NOTARY PUBLIC

Andra D. Pelquin
Notary Public
My commission expires: 1-21-2004

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Andra D. Pelquin, a Notary Public of _____ County, North Carolina, 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