

FORSYTH CO, NC 94 FEE: \$ 10.00
PRESENTED & RECORDED: 10/29/2001 11:59AM
DICKIE C. WOOD REGISTER OF DEEDS BY: BULESP
STATE OF NC REAL ESTATE EXT: \$ 333.29
BK2208 P 615 - P 616
P. Bles

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to Grantee

This instrument was prepared by Phyllis E. Mendel--No title search requested or performed.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of October, 2001, by and between

GRANTOR

Bradley's Home Construction, LLC, a North
Carolina Limited Liability Company

GRANTEE

Damone Garner and wife, Tamica Garner
5100 Toucan Lane
Kernersville, NC 27284

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 Kernersville, Abbott's Creek Township, Forsyth

County, North Carolina and more particularly described as follows:

Being known and designated as Lot 62 in Sedge Lake Gardens, Section Three, as recorded in Plat Book 36, Page 29 in the Office of the Register of Deeds of Forsyth County, NC, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2145, Page 1845

A map showing the above described property is recorded in Plat Book 36 page 29

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:

Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2001 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.

Bradley's Home Construction, LLC, a North Carolina Limited Liability Company
By: Bradley Hedglin, Member/Manager
President

ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Bradley Hedglin, Member/Manager of Bradley's Home Construction, a North Carolina Limited Liability Company



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of October, 2001
Phyllis E. Mendel Notary Public
My commission expires:

SEAL-STAMP

NORTH CAROLINA, County.

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 Phyllis E. Mendel, 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.

By Deputy Assistant Register of Deeds