

FORSYTH CO, NC 50 FEE: \$ 17.00
PRESENTED & RECORDED: 02/05/2002 11:03AM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXT: \$ 340.00
BK 2231 P 357 - P 358

Excise Tax \$ 340.00

Recording Time, Book and Page

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

Mail after recording to ~~.....~~ R. Bruce Laney, PO Drawer 2086, High Point, NC 27265

This instrument was prepared by Phyllis E. Mendel--Hendrick & Bryant, LLP - NO TITLE SEARCH REQUESTED OR

Brief description for the Index LT 55, SEC 3, SEDGE LAKE GARDEN

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of February 2002, by and between

GRANTOR

Bradley's Home Construction, LLC
4010 Hartsoe Road
Winston-Salem, NC 27107

GRANTEE

Tracy C. Kadar
5095 Lake Garden Court
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, Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 55 of SEDGE LAKE GARDEN, SECTION 3, as recorded in Plat Book 36, page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference being thereto for a more particular description.

Subject of all easements of record and restrictive covenants recorded in Book 1758, page 2606, Forsyth County Registry, which are incorporated herein by reference as if set out verbatim herein.

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

A map showing the above described property is recorded in Plat Book36..... 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.

(Corporate Name)
By: -----

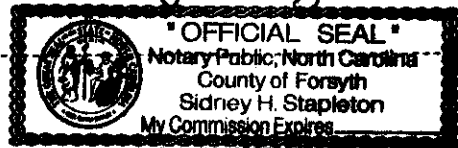
President
ATTEST: -----

Secretary (Corporate Seal)

USE BLACK INK ONLY

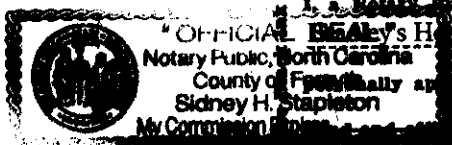
Bradley's Home Construction ----- (SEAL)

BY: *Bradley Hedglin* ----- (SEAL)
Brad Hedglin



SEAL-STAMP

NORTH CAROLINA, ----- Forsyth ----- County.



I, a Notary Public of the County and State aforesaid, certify that Brad Hedglin, Member/Manager of ----- Grantor,
Bradley's Home Construction, LLC

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of February, 2002.

My commission expires: 12/26/04 *Sidney H. Stapleton* Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that ----- Secretary of
personally came before me this day and acknowledged that ----- he is -----
----- 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 of *Sidney H. Stapleton, 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 ----- REGISTER OF DEEDS FOR ----- COUNTY

By *P. Boles* ----- Deputy/Assistant - Register of Deeds