

23

FORSYTH CO, NC FEE: \$ 17.00
 PRESENTED & RECORDED: 07/01/2003 09:22AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHR
 STATE OF NC REAL ESTATE EXTX: \$ 309.00
 BK2369 P1206 - P1207

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 309.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee at address below.

This instrument was prepared by: Bunch & Braun, PLLC, 514 S. Stratford Road, STE 315, Winston Salem, NC 27103

Brief description for the Index: _____

THIS DEED made this 30th day of June, 2003, by and between

GRANTOR

Charles Thomas Anas and wife,
 Shirley Anas

GRANTEE

Vickie Stephens
 1581 Jubilee Trail
 Kernersville, NC 27284

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

BEING KNOWN AND DESIGNATED as Lot Number 13, as shown on the Map of SEDGE LAKE GARDEN, SECTION ONE, as recorded in Plat Book 32, Page 2, 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 Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions: Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

Charles Thomas Anas (SEAL)

Shirley Anas (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles Thomas Anas and wife, Shirley Anas personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of June, 2003.

My Commission Expires: 1-21-2004



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
ANDRA P. MASON

Andra P. Mason
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Andra P. Mason 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: Dickie C. Wood Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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DICKIE C. WOOD, REGISTER OF DEEDS