

534  
FORSYTH CO, NC FEE: \$ 17.00  
PRESENTED & RECORDED: 07/01/2003 4:53PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS P  
STATE OF NC REAL ESTATE EXTX: \$ 542.00  
BK2369 P4630 - P4631

Excise Stamp Tax: \$  
Tax Lot No.

WP-10833 PHE

Parcel Identifier Number 4213A033

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2003  
by \_\_\_\_\_

Mail after recording to: Grantee

This instrument was prepared by: Wallace, Pittman, Poe & Webb, PLLC

Brief description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of May, 2003, by and between

GRANTOR

Dave Anthony vonClausburg and  
Donna vonClausburg

GRANTEE

Bryan T. Pritchard and wife,  
Andrea D. Pritchard

Tax Address:

120 Longwater Drive  
Norwell, MA 02061

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

BEING all of Lot No. 33, as shown on a recorded plat entitled "DOUBLEGATE, SECTION 2", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2042 at Page 49 in the Forsyth County Registry.

A map showing the above described property is recorded in Map Book 38 at Page 2780.

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:

All easements and enforceable restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be duly executed, the day and year first above written.

*Dave Anthony vonClausburg* (SEAL)  
Dave Anthony vonClausburg

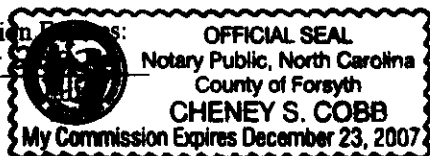
*Donna vonClausburg* (SEAL)  
Donna vonClausburg

STATE OF North Carolina, COUNTY OF Forsyth

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Dave Anthony vonClausburg and spouse, Donna vonClausburg, Grantor, personally came before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 9<sup>th</sup> day of may, 2003.

My Commission Expires: 12-23-



*Cheney S Cobb*  
Notary Public

The foregoing Certificate(s) of Cheney S- Cobb 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 *[Signature]* REGISTER OF DEEDS FOR FORSYTH COUNTY  
Deputy/Assistant Register of Deeds.