

167

FORSYTH CO, NC FEE: \$ 17.00
 PRESENTED & RECORDED: 09/22/2003 2:14PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: NAVARR
 STATE OF NC REAL ESTATE EXTX: \$ 238.00
 BK2404 P2875 - P2876

Do not write above this line

DRAFTED BY: John G. Wolfe, III	Tax Block-Lot: 5371-014	Parcel ID:
Mail after recording to: John G. Wolfe, III	Mail Future Tax Bills to: James A. Hennessy	
John G. Wolfe, III & Associates, PLLC	2808 Bobby Lane	
101 South Main Street	Kernersville, NC 27284	
Kernersville, NC 27284	Excise Tax: \$238	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDThis DEED made this 22 day of September, 2003, by and between

GRANTOR	GRANTEE
Robert B. Rudd and wife, Anna B. Rudd	James A. Hennessy

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, in consideration of (\$10.00 & OVC) Ten Dollars and Other 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 in Forsyth County, North Carolina, Kernersville Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 14 as shown on the Map of Dwiggins Hills as recorded in Plat Book 20, Page 58 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2808 Bobby Lane, Kernersville, NC 27284

The above land was conveyed to Grantor by Danese P. Rudd (see book number 2148, page 1283) For Back Reference also see Deed Book 1150, page 1552, Forsyth County Registry.

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 is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has 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.

Robert B. Rudd (Seal) Anna B. Rudd (Seal)
Robert B. Rudd Anna B. Rudd

STATE OF NORTH CAROLINA – Forsyth County

I, Mary P. Phelps, a Notary Public of Forsyth County, NC, do hereby certify that Robert B. Rudd and wife, Anna B. Rudd personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal this the 22 day of September, 2003.

My commission expires 2-23, 2004. Mary P. Phelps Notary Public

Notary Public, North Carolina
County of Forsyth
MARY P PHELPS
My Commission Expires 2-23-2004

The foregoing Certificate(s) of Mary P. Phelps
is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: [Signature] ~~Deputy/Asst.~~