

FORSYTH CO, NC **495** FEE: \$ 17.00
PRESENTED & RECORDED: 10/31/2003 5:07PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 290.00
BK2418 P5073 - P5074

RETURN TO: 2820 Caraway Lane, Winston-Salem, NC 27102

This instrument was prepared by: George S. Thomas, Bailey & Thomas, P.A.

Excise Tax 290⁰⁰

NORTH CAROLINA

GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 21st day of October, 2003, by and between JANE MICKLE DUCKWORTH, divorced; and GARRY WAYNE DUCKWORTH, divorced; hereinafter referred to as "Grantor"; and TIMOTHY J. CUNNINGHAM and wife, MICHAELA CUNNINGHAM, hereinafter referred to as "Grantee";

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 Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 40 as shown on the map of LITTLE CREEK PARK, which is recorded in Plat Book 22, page 15, in the office of the Register of Deeds for Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Reference: Book 1645, page 2099, Forsyth County Register of Deeds.

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:

Save and except easements, restrictions and right-of-ways of record, if any.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

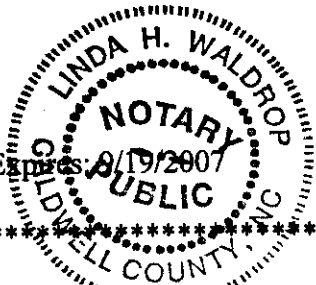
Jane Mickle Duckworth (SEAL)
Jane Mickle Duckworth.

Garry Wayne Duckworth (SEAL)
Garry Wayne Duckworth

STATE OF NORTH CAROLINA
COUNTY OF CALDWELL

I, a Notary Public in and for said County and State, do hereby certify that JANE MICKLE DUCKWORTH and GARRY WAYNE DUCKWORTH personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 26 day of October, 2003.



Linda H. Waldrop
Notary Public

My Commission Expires 8/19/2007

The foregoing certificate of Linda H. Waldrop, Notary Public of Caldwell County, North Carolina, is 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,
FORSYTH COUNTY REGISTER OF DEEDS

By: Pagmas