

FORSYTH CO, NC **170** FEE: \$ 17.00
 PRESENTED & RECORDED: 11/14/2003 12:33PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXT: \$ **160.00**
BK2422 P2586 - P2587

Revenue Stamps: \$160.00 Fish - Pickup
 Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 20.....
 by
 File #: 03-745

Mail after recording to: GRANTEE

This Instrument was prepared by: Konrad K. Fish, Attorney at Law

Brief description for the Index: LOTS 91, 92, & 93, MAP OF R. DON CAIN

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED Made this 13TH day of NOVEMBER, 2003, by and between:

GRANTOR:

RONALD WAYNE MADDEN
 AND WIFE,
 SHERRY ANN MADDEN

GRANTEE:

KENNETH W. CLAYTON, DIVORCED

4891 OAK BRANCH LANE
 WALKERTOWN, NC 27051

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 WALKERTOWN, SALEM CHAPEL Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERS 91, 92 AND 93 AS SHOWN ON THE MAP OF R. DON CAIN PROPERTY, PHASE ONE, AS RECORDED IN PLAT BOOK 32, PAGE 25, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in 2054-2179.

A map showing the above described property is recorded in Plat Book 32, Page 25.

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 that he is seized of said premises in fee and has authority to convey said land in fee simple; that said premises are free from encumbrances, and that Grantor will warrant and defend the said title to the same 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:

Easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes.

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.

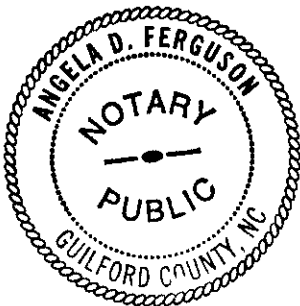
Ronald Wayne Madden.....(SEAL)
RONALD WAYNE MADDEN

Sherry Ann Madden.....(SEAL)
SHERRY ANN MADDEN

.....(SEAL)

.....(SEAL)

SEAL-STAMP



NORTH CAROLINA, GUILFORD COUNTY.

I, a Notary Public of the County and State aforesaid, certify that **RONALD WAYNE MADDEN AND WIFE, SHERRY ANN MADDEN**, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this 14TH day of NOVEMBER, 2003.

My commission expires: Angela D. Ferguson
8/9/2004 Notary Public

NOTE TO NOTARY: Please make sure that your SEAL or STAMP is COMPLETELY legible. Also it is IMPERATIVE that your SEAL or STAMP NOT extend into the ½ inch blank margin of the document.

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Angela D. Ferguson
 is certified to be correct at the date of recordation shown on the first page thereof. NP(s)
 Dickie C. Wood, Register of Deeds by: [Signature] Deputy Asst.