

FORSYTH CO, NC **316** FEE: \$ 17.00
 PRESENTED & RECORDED: 03/30/2004 4:23PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
 STATE OF NC REAL ESTATE EXT: \$ **374.00**
EK2457 P1894 - P1895

Do not write above this line

| | | |
|--|-----------------------------------|-------------------|
| DRAFTED BY: William L. Nelson | Tax Block-Lot: 4401F/1t.44 | Parcel ID: |
| Mail after recording to: Grantees: 145 Village Club Lane Clemmons, NC 27012 | Mail future tax bills to: | |

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th **day of** March **, 20** 04 **, by and between**

| GRANTOR | GRANTEE |
|--|---|
| GARRY M. WILLIAMS and wife, GWENDOLYN G. WILLIAMS | JEFFRY T. McCALLISTER and wife, JENNIFER WANDA McCALLISTER |

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/ ^{considerations} to ^{them} 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, Clemmons Township, more particularly described as follows:

Being known and designated as Lot 44 as shown on the plat of VILLAGE CLUB, Section 1, as recorded in Plat Book 37 at page 147 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

The above described property is subject to the restrictive covenants recorded in Deed Book 1840 at page 3650, and modified in Deed Book 1868 at page 1684, in the office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 145 Village Club Lane, Clemmons, NC 27012
The above land was conveyed to Grantor by _____ **(see book** _____ **page** _____)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, 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:

Restrictions, easements and right of ways of record.

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.

Garry M. Williams (seal)
GARRY M. WILLIAMS (seal)
_____ (seal)

Gwendolyn G. Williams (seal)
GWENDOLYN G. WILLIAMS (seal)
_____ (seal)

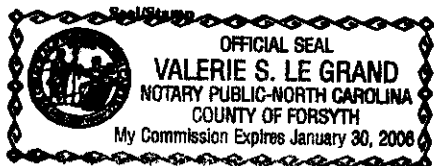
by: _____
Corporate Name _____ President

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally came before me this day and acknowledged that he is _____ President of _____ and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the ___ day of _____, 20__.

My commission expires _____, 20__ Notary Public



STATE OF NORTH CAROLINA - Forsyth County

I, Valerie S. LeGrand, a Notary Public of Forsyth County, NC do hereby certify that GARRY M. WILLIAMS and wife, GWENDOLYN G. WILLIAMS personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 29 day of MARCH, 2004

My commission expires 1, 30, 2006 Valerie S. LeGrand Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the ___ day of _____, 20__

My commission expires _____, 20__ Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the ___ day of _____, 20__

My commission expires _____, 20__ Notary Public

The foregoing Certificate(s) of Valerie S. LeGrand 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: _____ Deputy/Asst.