

2004027641 00264



FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX

\$214.00

PRESENTED & RECORDED:

20040420 04:04 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: R MARSH DPTY

BK:RE 2462

PG:4353-4354

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 214.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee at address below.

This instrument was prepared by: Bunch & Braun, PLLC, 514 S. Stratford Road, STE 315, Winston Salem, NC 27103

Brief description for the Index: _____

THIS DEED made this 5th day of April, 2004, by and between

GRANTOR

Joseph Merle Causby and wife,
Thelma Forrester Causby
by and through their attorney in fact,
Joseph M. Causby

GRANTEE

David Joyce and wife,
Tiffany Joyce
5469 Dogwood Drive
Winston-Salem, NC 27105

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

Being known and designated as Lot 18, Block B as shown on the map of Caudle Crest as recorded in Plat Book 16, page 148 in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more definite description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions: Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Joseph Merle Causby (SEAL)
Joseph Merle Causby

By: _____
Title: _____

Thelma Forrester Causby (SEAL)
Thelma Forrester Causby

By: _____
Title: _____

by and through their attorney (SEAL)
by and through their attorney

By: _____
Title: _____

Joseph M. Causby (SEAL)
Joseph M. Causby

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, ANDRA P. MASON, a Notary Public for said County and State, do hereby certify that Joseph M. Causby, Attorney-in-Fact for Joseph Merle Causby and wife, Thelma Forrester Causby, personally appeared before me this day, and being by me duly sworn, says that he [she] executed the foregoing and annexed instrument for and in behalf of Joseph Merle Causby and wife, Thelma Forrester Causby, and that his [her] authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of REGISTER OF DEEDS, in the County of Forsyth, State of NORTH CAROLINA, on the 20th day of April, 2004, [or in Book 4348, Page 1348, Forsyth County Registry] and that this instrument was executed under and by virtue of the authority given by said instrument granting him [her] power of attorney; that the said Joseph M. Causby acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Joseph Merle Causby and wife, Thelma Forrester Causby.

WITNESS my hand and official seal, this the 20th day of April, 2004.

(OFFICIAL SEAL)



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
ANDRA P. MASON

Andra P. Mason
NOTARY PUBLIC

My Commission expires: 1-21-2004

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