

2004030217 00288

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT**\$229.00**

PRESENTED &amp; RECORDED:

04-29-2004 04:41 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: E NAVARRO DPTY

**BK:RE 2466****PG:869-871****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \_\_\_\_\_

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: GRANTEE 2495 Mount Salem Rd. Pfafftown, NC 27040Mail Future Tax Bills to: Same as aboveThis instrument was prepared by: Tornow & Kangur, L.L.P.Brief description for the Index Lot 73 Block 3488BTHIS DEED made this 12th day of April, 2004, by and between**GRANTOR****JACKIE LYNN HOWERTON, unmarried****GRANTEE****LUCY C. DUNN, unmarried and  
CRYSTAL D. SIMMONS, unmarried****AS JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

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 \_\_\_\_\_, Vienna, Township, Forsyth County, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT A**

"As attested to by their signatures below, it is the intention of the grantees to take title as joint tenants with the right of survivorship."

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1661 page 3105.A map showing the above described property is recorded in Plat Book 29 page 143.

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 all easements, rights-of-way, and restrictions of record, if any and ad Valorem taxes for the current year.**

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

By: \_\_\_\_\_ (SEAL)  
 JACKIE LYNN HOWERTON  
 By: \_\_\_\_\_ (SEAL)  
 LUCY D. DUNN  
 By: \_\_\_\_\_ (SEAL)  
 CRYSTAL D. SIMMONS  
 By: \_\_\_\_\_ (SEAL)

State of North Carolina - County of Forsyth



I, the undersigned Notary Public for the County and State aforesaid, certify that Jackie Lynn Howerton, unmarried acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27 day of April, 2004.

My Commission Expires: August 13, 2005 Kimberly J. Saleeby  
 Notary Public

State of \_\_\_\_\_ County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited Partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 Notary Public

State of North Carolina County of Forsyth

OFFICIAL SEAL  
 Notary Public, North Carolina  
 COUNTY OF FORSYTH  
 THOMAS KANGUR, JR.

I, the undersigned Notary Public of the County and State aforesaid, certify that Lucy D. Dunn, unmarried and Crystal D. Simmons, unmarried Witness my hand and Notarial stamp or seal this 29 day of April, 2004.

My Commission Expires: 10-08-04 T. Thomas Kangur, Jr.  
 Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
 This instrument and this certificate are duly registered at: STATE OF NC - FORSYTH CO The foregoing certificate(s) of: \_\_\_\_\_ of: \_\_\_\_\_  
 Re: Kimberly J. Saleeby NP(s)  
 By: \_\_\_\_\_ De: Thomas Kangur, Jr. is certified to be correct at the date of recordation shown on the first page thereof,  
 Dickie C. Wood, Register of Deeds by: \_\_\_\_\_ Deputy/Asst.

**Exhibit A**

BEING KNOWN AND DESIGNATED as Lot 69 as shown on the map of Salem West, Section Three recorded in Plat Book 29, Page 143, in the Office of the Register of Deeds for Forsyth County, North Carolina.