


2004033837 00115


 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXTX  
**\$240.00**  
 PRESENTED & RECORDED:  
 05-13-2004 12:50 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: TIMOTHY R WILLIAMS ASST  
**BK:RE 2470**  
**PG:2386-2387**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

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

Mail/Box to: GRANTEES; 5300 Bent Tree Court, Pfafftown, NC 27040

This instrument was prepared by: T. LAWSON NEWTON

Brief description for the Index: Lot 59, Salem West, Section 2, Plat Book 28, Page 196.

THIS DEED made this 13<sup>th</sup> day of May, 2004, by and between

GRANTOR	GRANTEE
<p><b>THEODORE WILLIAM JAMES                      AND WIFE,                      DOREEN MAXINE JAMES</b></p>	<p><b>YVONNE M. LEAB                      AND SPOUSE                      MAX ANDERSON LEAB</b></p>

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:

**BEING KNOWN AND DESIGNATED** as Lot No. 59, as shown on the plat of SALEM WEST, Section 2, as recorded in Plat Book 28 at Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**SUBJECT TO** conditions, restrictions, and easements or record, if any, and 2004 ad valorem taxes which have been prorated as of the date of closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1649 page 654.

A map showing the above described property is recorded in Plat Book 28 page 196.

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:

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

\_\_\_\_\_  
 (Entity Name) Theodore William James (SEAL)  
 Theodore William James

By: \_\_\_\_\_ Doreen Maxine James (SEAL)  
 Doreen Maxine James

Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **THEODORE WILLIAM JAMES AND WIFE, DOREEN MAXINE JAMES** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13<sup>th</sup> day of May, 2004.

My Commission Expires: 8/23/08

 Kathy J Adams  
 Notary Public

State of North Carolina - 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 such 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 \_\_\_\_\_, 2004.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me and acknowledged the due execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This \_\_\_\_\_ is duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ STATE OF NC FORSYTH CO  
Kathy J Adams  
 NP(s) ds

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.