

2004033837 00115

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

\$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: *gr*

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 *13th* day of May, 2004, by and between

GRANTOR

THEODORE WILLIAM JAMES
AND WIFE,
DOREEN MAXINE JAMES

GRANTEE

YVONNE M. LEAB
AND SPOUSE
MAX ANDERSON LEAB

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)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

Theodore William James (SEAL)

Theodore William James

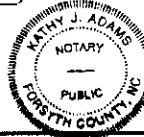
Doreen Maxine James (SEAL)

Doreen Maxine James

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 15th 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 first page hereof.

STATE OF NC FORSYTH CO

The foregoing certificate(s) of:

By: _____

Kathy J. Adams NP(s) is
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.