

2004042842 00088

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

\$180.00

PRESENTED & RECORDED:  
06-17-2004 11:17 AM

DICKIE C WOOD  
REGISTER OF DEEDS  
By: ROSALYN E MARSH DEPUTY

BK:RE 2480

PG:2534-2535

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 180.00

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

Mail/Box to: Bunch & Braun, PLLC, 20830 Torrence Chapel Rd, Ste 204, Cornelius, NC 28031 *Box 53*

This instrument was prepared by: Bunch & Braun, PLLC, 20830 Torrence Chapel Rd, Ste 204, Cornelius, NC 28031

Brief description for the Index: LT 19, 20 & 21, BETHANIA HEIGHTS

THIS DEED made this 16th day of June, 2004, by and between

**GRANTOR**

Donald L. Powell *and Kristina C. Powell*

**GRANTEE**

Richard L. Matteson, JR and wife,  
Rhonda L Matteson  
3613 Maverick St.  
Winston-Salem, NC 27106

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 Nos.19, 20 & 21, of Bethania Heights Subdivision, as recorded in Plat Book 9, Page 107, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular 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:

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

\_\_\_\_\_  
 (Entity Name) Donald L. Powell (SEAL)

By: Kristina C. Powell (SEAL)  
 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 Donald L. Powell and Kristina C. Powell 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 16th day of June, 2004.

My Commission Expires: 1-13-07



[Signature]  
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 \_\_\_\_\_, 20\_\_.

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

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

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

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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

The foregoing Certificate(s) of T L Stewart is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the

BOOK 2480, REGISTER OF DEEDS FORSYTH County  
 Register of Deeds for \_\_\_\_\_  
 By: Annun Bastie Griffith Deputy/Assistant - Register of Deeds