

2004043608 00189

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

\$172.00

PRESENTED & RECORDED:

06-21-2004 02:38 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2481

PG:1887-1888

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$172.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6015 011

Mail after recording to: Grantee at: 4035 Burnham Court Winston Salem, NC 27105 *en v*

This instrument was prepared by: House & Tippett, PLLC

THIS DEED made this 17 day of June, 2004 by and between

**GRANTOR**

Ronald L. Stinson and wife, Betty R. Stinson

**GRANTEE**

Valerie Simpson (unmarried)

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 and more particularly described as follows:

Being known and designated as Lot No. 11 as shown on the Map of Northhills, Phase 1, recorded in Plat Book 24 at Page 97 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2202, Page 5551, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 24, Page 97, and referenced within this instrument.

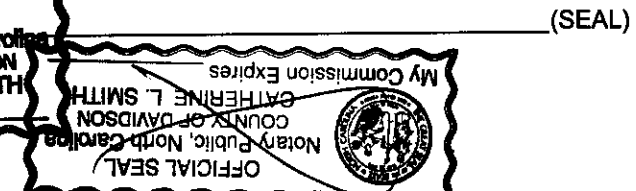
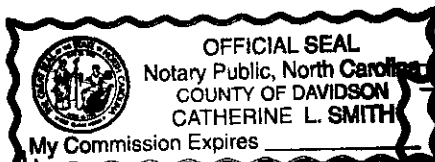
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
 (ENTITY NAME) Ronald L. Stinson (SEAL)  
 By: \_\_\_\_\_ Betty R. Stinson (SEAL)  
 By: \_\_\_\_\_ Betty R. Stinson (SEAL)



NORTH CAROLINA Forsyth COUNTY \_\_\_\_\_ (SEAL)  
 I, Catherine L. Smith, a Notary Public of the County and State aforesaid, certify Ronald L. Stinson and wife, Betty R. Stinson, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 17<sup>th</sup> day of July, 2004.  
 My Commission Expires: 9/21/04 \_\_\_\_\_  
 Notary Public

NORTH CAROLINA \_\_\_\_\_ COUNTY \_\_\_\_\_  
 I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that he/she is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina corporation/limited liability company/general partnership/limited partnership (mark through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:  
Catherine L. Smith \_\_\_\_\_ 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: \_\_\_\_\_ Deputy/Asst.