

2004057081 00049

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT
\$60.00
PRESENTED & RECORDED:
08-13-2004 10:15 AM
DICKIE C WOOD
REGISTER OF DEEDS
By: S L POINDEXTER DPTY
BK:RE 2496
PG:407-408

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$60.00 Title search not requested.

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Jerry Rutledge, Box 170

This instrument was prepared by: Jerry Rutledge, Attorney at Law, P. O. Box 617, Walnut Cove, NC

Brief description for the Index: _____ 27052

THIS DEED made this 3rd day of August, 2004, by and between

GRANTOR

GRANTEE

FRANCES EILEEN DALTON (Divorced)

ALVIN G. POINDEXTER, JR.
Mailing Address: 1422 Vestal Road
Rural Hall, NC 27045

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, ^{a one-half undivided interest in} all that certain lot or parcel of land situated in the City of _____, Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot No. 26 as shown on the Map of CREEKVIEW, Section 2, which is recorded in Plat Book 25, at Page 50, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Although this transfer differs from the provisions of the equitable distribution consent judgment in 01 CVD 2841, it is a full and final settlement of all issues in that matter.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1191 page 0113.

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. the one-half undivided interest in 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:

This conveyance is made subject to restrictions and easements of record.

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

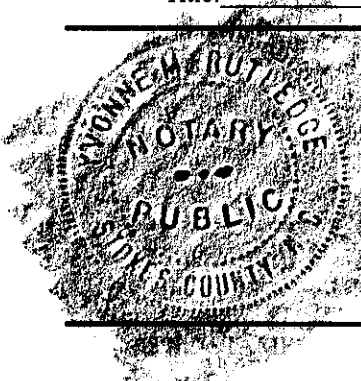
(Entity Name) x Frances Eileen Dalton (SEAL) Frances Eileen Dalton

By: (SEAL) Title:

By: (SEAL) Title:

By: (SEAL) Title:

USE BLACK INK ONLY



State of North Carolina - County of Stokes I, the undersigned Notary Public of the County and State aforesaid, certify that Frances Eileen Dalton 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 12 day of August, 2004 My Commission Expires: 6-18-2008 J. Rutledge 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 each entity, he signed the forgoing 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 J. Rutledge 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 first page hereof. Register of Deeds for County Deputy/Assistant - Register of Deeds