

2004068842 00429

ENVELOPE

FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXTX
\$670.00
 PRESENTED & RECORDED:
 09-30-2004 04:32 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: S L POINDEXTER DPTY
BK:RE 2509
PG:789-790

DRAFTED BY: T. Lawson Newton
Attorney at Law

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 4213A Lot: 041 Parcel Identifier No.: 5892-08-8052
 Property Address: 115 Mossydell Court Clemmons, NC 27012
 Mail after recording to: Grantees 115 Mossydell Court Clemmons, NC 27012
 Mail future tax bills to: Grantees 115 Mossydell Court Clemmons, NC 27012

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of September, 2004, by and between

GRANTOR

GRANTEE

Joseph Michael Brucato (Legally Separated)
Katherine Brucato (Legally Separated)

Thomas Paul Nielander and wife,
Sandra J. Nielander

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, in consideration of (\$10.00&OVC) \$10.00 & OVC to him 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 in Forsyth County, North Carolina, Clemmons Township, more particularly described as follows:

Being known and designated as Lot No. 41, as shown on the Map of DOUBLEGATE, Section One, which is recorded in Plat Book 37 at Pages 77 and 78, 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 EASEMENTS and restrictions of record, if any and 2004 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Craig R. Turner (Deed Book 2213 at Page 2345) 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

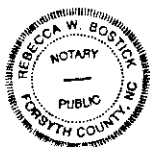
the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Joseph Michael Brucato (seal)
Joseph Michael Brucato
_____ (seal)

Katherine Brucato (seal)
Katherine Brucato
_____ (seal)

STATE OF NORTH CAROLINA - Forsyth COUNTY



I, Rebecca W. Bostick, a Notary Public of Forsyth County, NC,
do hereby certify that Joseph Michael Brucato and Katherine Brucato personally appeared before me this
day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 30 day of September, 2004.

SEAL/STAMP

Rebecca W Bostick Notary Public

My Commission Expires: April 29, 2006

The foregoing Certificate(s) of Rebecca W Bostick is/are certified to be correct.

This the 30 day of Sept., 2004

Register of Deeds for Forsyth County by: William Boster Griffith Deputy/Assistant

DICKIE C. WOOD, REGISTER OF DEEDS