

2004071094 00057

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

\$16.00

PRESENTED & RECORDED:

10-12-2004 10:18 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2511

PG: 2805-2806

RETURN TO:

Original to Frank Garrett

This instrument was prepared by: George S. Thomas, Bailey & Thomas, P.A. TITLE SEARCH WAS NOT PERFORMED NOR REQUESTED.

Excise Tax

NORTH CAROLINA

GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 6th day of July, 2004, by and between CAROL K. VEST, widow of EDWARD G. VEST, hereinafter referred to as "Grantor"; and FRANK GARRETT, hereinafter referred to as "Grantee";

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 Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 23 as shown on the map of GLADSTONE COURTS, said may being recorded in Book 17, page 183, in the office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Reference is hereby made to Book 725, page 222, Forsyth County Registry.

Subject property was conveyed in April, 1956, to Homer D. Cooke and wife, Mary D. Cook, parents of Edward G. Vest by General Warranty Deed recorded in Book 725, page 222, Forsyth County Registry. That Mary Cooke was preceded in death by her husband, Homer Cooke. That Mary Cooke, mother of Edward G. Vest, died in the early 1980's. That Edward G. Vest died January 8, 2004, with his spouse surviving, Carol K. Vest, Grantor herein.

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:

Save and except easements, restrictions and right-of-ways of record, if any.

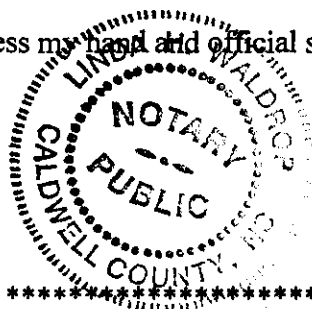
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Carol K. Vest (SEAL)
CAROL K. VEST

STATE OF NORTH CAROLINA
COUNTY OF CALDWELL

I, a Notary Public in and for said County and State, do hereby certify that CAROL K. VEST personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 6 day of July, 2004.



Linda H. Waldrop
Notary Public
My Commission Expires: 9/19/2007

The foregoing certificate of Linda H. Waldrop, Notary Public of Caldwell County, North Carolina, is 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.

DICKIE C. WOOD
FORSYTH COUNTY REGISTER OF DEEDS

By: [Signature]