

2005004491 00084

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$327.00

PRESENTED & RECORDED:

01-25-2005 11:59 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: TIMOTHY R WILLIAMS ASST

BK: RE 2536

PG: 1553-1555

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 327.00

Parcel Identifier No. 3471 095C Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: GRANTEE: 4309 ROSEBRIAR LANE, WINSTON-SALEM, NC 27106This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: _____

THIS DEED made this 20th day of January, 2005, by and between

GRANTOR

BRUCE E. MARGREITER and wife,
PATRICIA G. MARGREITER

GRANTEE

MICHAEL B. DUCKETT and wife,
KATHY L. DUCKETT
4309 ROSEBRIAR LANE
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:

See Attached

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 _____.

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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)

Bruce E. Margreiter (SEAL)
BRUCE E. MARGREITER

By: _____
Title: _____

Patricia G. Margreiter (SEAL)
PATRICIA G. MARGREITER

By: _____
Title: _____

(SEAL)

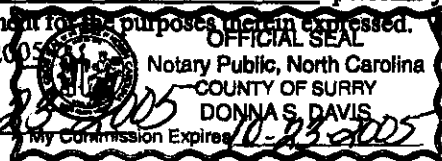
By: _____
Title: _____

(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that BRUCE E. MARGREITER and wife, PATRICIA G. MARGREITER 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 24 day of January, 2005.

My Commission Expires: 10-23-2005



Donna S. Davis
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 _____ is/are certified to be correct at the date of recordation shown on the first page hereof. _____ instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____
NC Bar Ass
Printed by A

STATE OF NC - FORSYTH CO
Donna S. Davis

The foregoing certificate(s) of: _____ County
Register of Deeds

is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: _____ NP(s)
Deputy/Asst.

, 333 E. Six Forks Rd., Raleigh, NC 27609

ATTACHMENT

A CERTAIN TRACT OR PARCEL OF LAND IN OLDTOWN TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE WESTERNMOST RIGHT OF WAY LINE OF ROSEBRIAR LANE, SAID IRON STAKE BEING THE NORTHEASTERNMOST CORNER OF LOT NO. 35 AS SHOWN ON THE MAP OF FORSYTH FOREST RECORDED IN PLAT BOOK 21, PAGE 49 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; PROCEEDING THENCE WITH THE NORTHERNMOST LINES OF LOTS 35 AND 34 OF SAID FORSYTH FOREST, NORTH 84° 18' WEST 207 FEET TO AN IRON STAKE; THENCE NORTH 2° 5' EAST 99.2 FEET TO AN IRON STAKE; THENCE SOUTH 83° 43' EAST 207 FEET TO AN IRON STAKE IN THE WESTERNMOST RIGHT OF WAY LINE OF ROSEBRIAR LANE; THENCE WITH THE WESTERNMOST RIGHT OF WAY LINE OF ROSEBRIAR LANE, SOUTH 2° 5' WEST 97.29 FEET TO THE POINT OF BEGINNING, AND BEING A LOT CARVED FROM THE SOUTHEASTERNMOST PORTION OF THAT 3.57 ACRE PARCEL OF LAND DEEDED TO B. R. SHARPE AND WIFE, DENE O. SHARPE BY DEED RECORDED IN DEED BOOK 1041, PAGE 119, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.