

2005006164 00405

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$300.00**

PRESENTED & RECORDED:

01-31-2005 04:34 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK: RE 2538**PG: 991-992****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: **Grantees: 4970 Lyman Road, Winston-Salem, NC 27105**This instrument was prepared by: **H. Dwight Nelson, Attorney at Law**Brief description for the Index: **Lot Numbers 5 and 6 of Block A, Oakwood Number 2**THIS DEED made this **31st** day of **January**, 20**05**, by and between

GRANTOR

GRANTEE

**DANNY LEWIS PEGRAM and wife,
PATRICIA BEARDEN PEGRAM****MONTE A. COCKERHAM and wife,
DANIELLE P. COCKERHAM**

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, all that certain lot or parcel of land situated in the City of _____, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:**BEING KNOWN AND DESIGNATED as Lot Numbers 5 and 6 of Block A, Oakwood Number 2, a plat of which is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 23, page 37, reference to which is hereby made for a more particular description.**

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 **23** page **37**.

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:

Any easements or restrictions of record.

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

(Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

USE BLACK INK ONLY

Danny Lewis Pegram (SEAL)
DANNY LEWIS PEGRAM

Patricia Bearden Pegram (SEAL)
PATRICIA BEARDEN PEGRAM

SEAL-STAMP



USE BLACK INK ONLY

State of North Carolina - County of Forsyth
Stokes

I, the undersigned Notary Public of the County and State aforesaid, certify that Danny Lewis
and Patricia Bearden Pegram 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 31st day of January, 2005

My Commission Expires: 8/01/09

Christina L. Osborne
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

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

SEAL-STAMP

USE BLACK INK ONLY

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 Christina C. Osborne 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.

DICKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for FORSYTH County

By: [Signature] Deputy Assistant - Register of Deeds