

2005016449 00221



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

\$132.00

PRESENTED & RECORDED:

03-17-2005 04:42 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2549

PG:2273-2275

ENVELOPE

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. Block 1910 Lot 085 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20

By: \_\_\_\_\_

Mail/Box to: GRANTEE 219 Parkwood Ave. Winston-Salem, NC 27105

Mail Future Tax Bills to: Same as above

This instrument was prepared by: Tornow & Kangur, L.L.P.

Brief description for the Index Lot 85 Forest Hills

THIS DEED made this 14th day of March, 2005, by and between

GRANTOR	GRANTEE
<p><b>GEORGE R. GORDON and wife BETTY P. GORDON</b></p>	<p><b>JOHN ALBERT BURTS, unmarried</b></p>

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1876 Page 3053.  
A map showing the above described property is recorded in Plat Book 4 Page 126.

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: **Subject to all easements, rights-of-way, and restrictions of record, if any, and ad valorem taxes for the current year.**

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

\_\_\_\_\_ (SEAL)  
 By: \_\_\_\_\_ George R. Gordon  
 Title: \_\_\_\_\_ GEORGE R. GORDON  
 By: \_\_\_\_\_ Betty P. Gordon (SEAL)  
 Title: \_\_\_\_\_ BETTY P. GORDON (SEAL)  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_ (SEAL)

State of NC - County of Forsyth



I, the undersigned Notary Public for the County and State aforesaid, certify that George R. Gordon and wife Betty P. Gordon acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16<sup>th</sup> day of March 2005.

My Commission Expires: 11-24-07 Katrina C. Warren  
Notary Public

State of \_\_\_\_\_ - 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 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 \_\_\_\_\_ - County of \_\_\_\_\_

I, the undersigned Notary Public for the County and State aforesaid, certify that \_\_\_\_\_ acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_ day of \_\_\_\_\_ 2005

My Commission Expires: \_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Katrina C. Warren, R 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.

By: DICKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds FORSYTH

**Exhibit A**

BEING KNOWN AND DESIGNATED As Lot No. 85, as shown on the map of Forest Hills as recorded in Plat Book 4, Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.