

2005019811 00344

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

\$47.00

PRESENTED &amp; RECORDED:

03-31-2005 04:35 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2553

PG: 1783-1784

Do not write above this line

Excise Tax: \$47.00

Parcel ID:

Mail after recording to: Peebles &amp; Schramm, (Box 69)

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 8, Marvin Heights Development

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 30th day of March, 2005, by and between

GRANTOR	GRANTEE
BEN MCCLARY, JR. (single)	JAMES BENJAMIN 5630 NOVACK ST 126 Marvin Boulevard Winston-Salem, NC 27105

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

BEING KNOWN AND DESIGNATED as Lot(s) 8, as shown on the map of Marvin Heights Development, which map is recorded in Plat Book 3, page 42-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

**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: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

**IN WITNESS WHEREOF**, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Ben McClary, Jr.

(SEAL)

(SEAL)

<p>SEAL STAMP</p> 	<p><b>NORTH CAROLINA – FORSYTH COUNTY</b></p> <p>I, <u>Lorie D. Jones</u>, a Notary Public of <u>Forsyth</u> County, North Carolina, certify that <b>BEN MCCLARY, JR. (single)</b>, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>30<sup>th</sup></u> day of March, 2005.</p> <p>My Commission Expires: <u>10/5/08</u> <u>Lorie D Jones</u> Notary Public</p>
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The foregoing Certificate(s) of Lorie D Jones 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: \_\_\_\_\_

Deputy/Assistant Register of Deeds