

2005021836 00200

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

\$347.00

PRESENTED & RECORDED:

04-08-2005 02:46 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2555

PG: 3221-3223

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. Block 4401F Lot 024 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEE 315 Craver Pointe Dr. Clemmons NC 27012Mail Future Tax Bills to: Same as aboveThis instrument was prepared by: Tornow & Kangur, L.L.P.Brief description for the Index Lot 24 Village Club Section OneTHIS DEED made this 4th day of April, 2005, by and between

GRANTOR

BRENT CONKLIN
(A/K/A JONATHAN CONKLIN)
and wife
HEATHER S. CONKLIN
(F/K/A HEATHER SPREEMAN)

GRANTEE

MATTHEW B. HILLER and wife
WENDY L. HILLER

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 Clemmons, Clemmons 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 2291 Page 367.
A map showing the above described property is recorded in Plat Book 37 Page 147.

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.

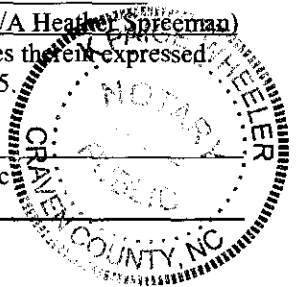
By: _____ (SEAL)
BRENT CONKLIN
(A/K/A JONATHAN CONKLIN)
By: _____ (SEAL)
HEATHER S. CONKLIN
(F/K/A HEATHER SPREEMAN)
By: _____ (SEAL)
By: _____ (SEAL)

State of NC - County of Craven

I, the undersigned Notary Public for the County and State aforesaid, certify that Brent Conklin (A/K/A Jonathan Conklin) and wife Heather S. Conklin (F/K/A Heather Spreeman) acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of April, 2005.

My Commission Expires: 4/8/06

[Signature]
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 _____ 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.

Register of Deeds for _____ County

By: _____
STATE OF NC - FORSYTH CO
[Signature] The foregoing certificate(s) of:

NC Bar Association Form No. 3 1976, R
Printed by Agreement with the NC Bar /

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

ATTACHMENT

BEING ALL OF LOT NO. 24 AS SHOWN ON A RECORDED PLAT ENTITLED "VILLAGE CLUB, SECTION 1", AS DEVELOPED BY THE NEW FORTIS CORPORATION, SAID MAP PREPARED BY BORUM, WADE AND ASSOCIATES, P.A., OCTOBER 19, 1994, SAID PLAT BEING RECORDED IN PLAT BOOK 37, PAGE 147, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS RECORDED IN DEED BOOK 1840, PAGE 3650, AND MODIFIED IN DEED BOOK 1868, PAGE 1684, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.