


2005030861 00098


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$86.00
 PRESENTED & RECORDED:
 05-17-2005 11:46 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: S L POINDEXTER DPTY
BK:RE 2565
PG:3044-3045

EXCISE TAX: \$ 86⁰⁰

DRAFTED BY and RETURN TO: Norman L. Nifong (Box 33)

MAIL FUTURE TAX BILLS TO: Grantees, 1632 Sanford Dr., Winston-Salem, NC 27105PROPERTY ADDRESS: 1220 Motor Road, Winston-Salem, NC 27105BLOCK 2230 LOT 25**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 11th day of May, 2005, by and between**GRANTORS****ROY WILLIAM WAGGONER and wife,
DONNA FAYE WAGGONER****GRANTEES****JAMES L. RUTLEDGE and wife,
LYNN T. RUTLEDGE**

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 Grantors, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees, in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 25 as shown on the Map of the R.M. Cox Property, recorded in Plat Book 3, at Page 61-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is made subject to property taxes for the year 2005.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

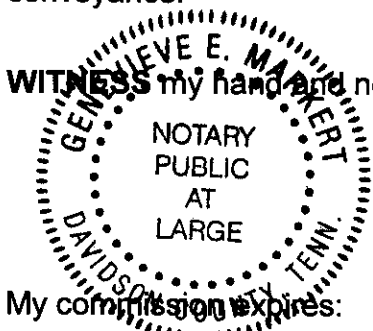
IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

X Roy William Waggoner [SEAL] X Donna Faye Waggoner [SEAL]
 ROY WILLIAM WAGGONER DONNA FAYE WAGGONER

STATE OF TENNESSEE - DAVIDSON County

I, GENEVIEVE E. MARKERT, a Notary Public in and for said county and state, do hereby certify that **ROY WILLIAM WAGGONER** and **DONNA FAYE WAGGONER**, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

WITNESS my hand and notarial stamp or seal, this the 12 day of MAY, 2005.



Genevieve E. Markert
 NOTARY PUBLIC

My commission expires:

My Commission Expires MAY 30, 2007

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Genevieve E. Markert NP(s)

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