


2005067384 00096


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$500.00
 PRESENTED & RECORDED:
 10-12-2005 12:47 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: E NAVARRO DPTY
BK: RE 2608
PG: 2041-2042

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 5646E 080 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: Grantee: 1040 Reynolds Price Drive, Kernersville, N C 27284

This instrument was prepared by: Philip E. Searcy

Brief description for the Index: **Lot 80, The Authors, Section 2**

THIS DEED made this 12th day of October, 2005, by and between

GRANTOR	GRANTEE
RUTH E. SMITH (WIDOW)	ROBERT J. SKOTCHER AND WIFE, DOROTHY M. SKOTCHER

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

BEING KNOWN AND DESIGNATED as Lot Number 80, as shown on the plat entitled THE AUTHORS, SECTION TWO, as recorded in Plat Book 38, page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Any lot herein conveyed which is a part of The Authors shall be subject to the Plan of Development as the same is recorded in Book 1839 at Page 3416, in the Office of the Register of Deeds of Forsyth County, North Carolina, and any amendments thereto.

By acceptance and recordation of this Deed, as the same relates to the Lot which is herein conveyed and is a part of The Authors, the Grantee and each of them acknowledge that the Lot above described is conveyed

subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of The Authors Homeowners Association so long as the Grantee and each of them shall own the above described Lot or any lot in The Authors; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1919, page 2357.

A map showing the above described property is recorded in Plat Book 38, page 55.

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:

Save and except easements and restrictions of record and 2005 ad-valorem taxes to be prorated at closing.

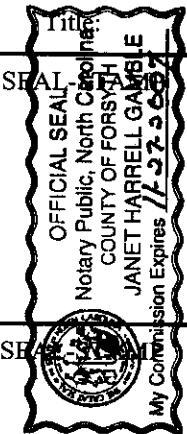
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) *Ruth E. Smith* (SEAL)
RUTH E. SMITH (WIDOW)

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
_____ (SEAL)



State of North Carolina – County of Forsyth
I, the undersigned Notary Public of the County and State aforesaid, certify that RUTH E. SMITH (WIDOW) 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 11 day of October, 2005.

My Commission Expires: 11-27-2007

Janet Harrell Gamble
Notary Public

SEAL 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 such 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