

2005068103 00312

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

\$580.00

PRESENTED & RECORDED:

10-14-2005 02:01 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2609

PG: 927-928

ENVELOPE

 Mail deed and tax bills to Grantee: 2875 Gray Moss Drive, Clemmons, NC 27012

 Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Kernersville, NC 27284
Excise Tax: \$ 580.00

 Brief description: **Lot 34, Doublegate, Section 2**

NORTH CAROLINA
FORSYTH COUNTY

GENERAL WARRANTY DEED

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

GRANTOR:

DONALD N. MCMUNN and wife, NANCY D. MCMUNN

GRANTEE:

THEOFANIS TSIPTISIS and wife, RUTH TSIPTISIS

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

BEING KNOWN AND DESIGNATED as **Lot 34 of Doublegate, Section 2**, a map and plat of which is recorded in **Plat Book 38, Page 12** 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.

The above described property is the same as that described in Deed Book 1970, Page 1754, Forsyth County Registry and is further known and designated as Tax Lot 34 in Block 4213A on the Forsyth County Tax Maps.

Property Address: **2875 Gray Moss Drive, Clemmons, NC 27012**

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Donald N. McMunn (Seal)
DONALD N. MCMUNN

Nancy D. McMunn (Seal)
NANCY D. MCMUNN

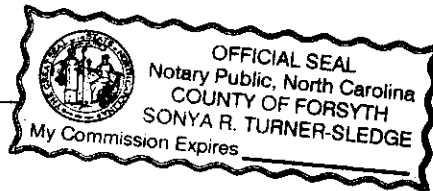
North Carolina, Forsyth County

I, Sonya R. Turner-Sledge a Notary Public of Forsyth County, North Carolina, certify that **DONALD N. MCMUNN and wife, NANCY D. MCMUNN** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 14th day of October, 2005.

Sonya R. Turner-Sledge
Notary Public

My Commission Expires: May 29, 2007



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.

Dickie C. Wood
Forsyth County Register of Deeds

By _____
Deputy/Assistant - Register of Deeds