

2005081316 00204

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT
\$29.00
PRESENTED & RECORDED:
12-09-2005 01:33 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: PATSY RUTH DAVIS DPTY
BK: RE 2623
PG: 3864-3866

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

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

Mail/Box to: Grantee: @ P.O. Box 30; Belews Creek, NC 27009

This instrument was prepared by: Warren E. Kasper, PA

Brief description for the Index: Lots 17, 19 and 21; Southdale

THIS DEED made this 6th day of December, 2005, by and between

GRANTOR

GRANTEE

**WILLIAM M. DUNCAN
and wife,
SHAWN RISDON DUNCAN**

HOMES BY HAMRICK, INC.

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

SEE ATTACHMENT A – Description attached hereto and incorporated herein by reference.

In connection with the preparation of this instrument, Warren E. Kasper, P.A., has not examined any public records as they may pertain to the above-described premises and does not certify title

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1994 page 1663.

A map showing the above described property is recorded in Plat Book 6 page 84.

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:

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

 (Entity Name) William M. Duncan (SEAL)
 WILLIAM M. DUNCAN

By: _____ Shawn Risdon Duncan (SEAL)
 SHAWN RISDON DUNCAN

By: _____ _____ (SEAL)

By: _____ _____ (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that WILLIAM M. DUNCAN and wife, SHAWN RISDON DUNCAN 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 8th day of December, 2005.

My Commission Expires April 8, 2006

Rosa M. Pileggi
Notary Public

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

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

ATTACHMENT A

**Description for
Homes by Hamrick, Inc.
Forsyth County, North Carolina**

Tract 1:

BEING KNOWN AND DESIGNATED as Lot No. 17, commonly known as Tax Lot 17C, Southdale Development, plat of which is recorded in Plat Book 6, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 2:

BEING KNOWN AND DESIGNATED as Lot No. 19, common known as Tax Lot 19C, Southdale Development, plat of which is recorded in Plat Book 6, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 3:

BEING KNOWN AND DESIGNATED as Lot No. 21, common known as Tax Lot 21C, Southdale Development, plat of which is recorded in Plat Book 6, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. (Tax Map shows dimensions as 95 x 100, Plat shows 100 x 100)