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2006005311 00269



FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

01-27-2006 02:04 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK:RE 2634

PG:3221-3222

Do not write above this line

| | | |
|--|----------------------------------|-------------------|
| DRAFTED BY: DAVID H. CAFFEY | Tax Block-Lot: | Parcel ID: |
| Mail after recording to: GRANTEE | Mail future tax bills to: | |
| 5489 HERITAGE OAKS LANE | | |
| WINSTON SALEM, NC 27106 | | |

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27 day of JANUARY, 2006, by and between

GRANTOR

GRANTEE

CRAIG D. SHEPPARD AND WIFE,
JANET R. SHEPPARD
L.
JCS

SHEPPARD PROPERTIES, LLC

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, in consideration of (\$ 10.00) OVC to them 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 7 of the R. Duke Property, as described in Plat Book 3, page 85, in the Office of the Register of Deeds for Forsyth County, NC.

Property Address: 1427 DELLABROOK ROAD, WINSTON SALEM, NORTH CAROLINA 27105

The above land was conveyed to Grantor by _____ (see book _____ page _____)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

Craig D. Sheppard (seal) Janet S. Sheppard (seal)
CRAIG D. SHEPPARD (seal) JANET S. SHEPPARD (seal)
(seal) (seal)

Corporate Name by: President

Seal/Stamp OFFICIAL SEAL Notary Public - North Carolina HELEN C. MABE FORSYTH COUNTY My Commission Expires
My commission expires 3/2, 2009 Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC
do hereby certify that _____ personally came before
me this day and acknowledged that he is _____ President of _____
and acknowledged
on behalf of the corporation, the due execution of the foregoing instrument.
Witness my hand and notarial seal this the ___ day of _____, 20__.

Seal/Stamp OFFICIAL SEAL Notary Public - North Carolina HELEN C. MABE FORSYTH COUNTY My Commission Expires
My commission expires 3/2, 2009 Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, Helen C Mabe, a Notary Public of Forsyth County, NC
do hereby certify that CRAIG D. SHEPPARD AND WIFE, JANET S. SHEPPARD
personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 27 day of January, 2006

Seal/Stamp OFFICIAL SEAL Notary Public - North Carolina HELEN C. MABE FORSYTH COUNTY My Commission Expires
My commission expires _____, 20__ Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC
do hereby certify that _____ personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the ___ day of _____, 20__

Seal/Stamp OFFICIAL SEAL Notary Public - North Carolina HELEN C. MABE FORSYTH COUNTY My Commission Expires
My commission expires _____, 20__ Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC
do hereby certify that _____ personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the ___ day of _____, 20__

The foregoing Certificate(s) of _____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.