

ENVELOPE

2006012035 00296
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$883.00
 PRESENTED & RECORDED:
 02-28-2006 02:03 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: E NAVARRO DPTY
BK: RE 2642
PG: 963-964

DRAFTED BY: Robert W. Porter
Attorney at Law

RECORDING TIME

NO TITLE SEARCH PERFORMED OR REQUESTED

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 5345J Lot 011 Parcel Identifier No. 6876-06-8337
 Property Address: 106 Finborough Court, Kernersville, NC 27284
 Mail after recording to: Grantees 106 Finborough Court, Kernersville, NC 27284
 Mail future tax bills to: Grantees 106 Finborough Court, Kernersville, NC 27284

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of _____, 2006, by and between

GRANTOR

John C. Berry and Wife
Patricia Berry

GRANTEE

~~Tom Thomas John~~ Moriarty and Wife
Carol ~~Ann~~ Moriarty

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) \$10.00 & OVC to him 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 Kernersville Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 11, as shown on the plat entitled CROYDEN, as recorded in Plat Book 33, Page 53, and revised in Plat Book 33, Page 56, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2006 ad valorem taxes prorated to date of closing. The above land was conveyed to Grantor by Charles D. Williams and Wife Janice C. Williams (Deed Book 2328 at Page 2386.)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

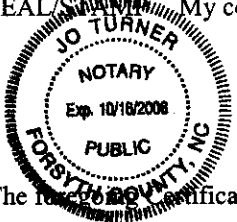
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

John C. Berry (seal)
John C. Berry (seal)

Patricia Berry (seal)
Patricia Berry (seal)

STATE OF NORTH CAROLINA - Forsyth COUNTY
I, Jo Turner, a Notary Public of Forsyth County, NC,
do hereby certify that John C. Berry and Wife Patricia Berry personally appeared before me this day and
acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 20th day of January 2006.

SEAL/STAMP My commission expires 10.16.2008.



Jo Turner Notary Public
JO TURNER

The 20th day of January 2006, the certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 20____
Register of Deeds for Forsyth County by: _____ Deputy/Assistant