


2006012952 00242


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$327.00
 PRESENTED & RECORDED:
 03-03-2006 04:06 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK: RE 2643
PG: 1746-1747

ENVELOPE

DRAFTED BY: Robert W. Porter
Attorney at Law

RECORDING TIME

NO TITLE SEARCH PERFORMED OR REQUESTED

EXCISE TAX 327.00

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 4401F Lot 040 Parcel Identifier No. 5883-96-1928
 Property Address: 450 Craver Pointe Drive, Clemmons, NC 27012
 Mail after recording to: Grantees 450 Craver Pointe Drive, Clemmons, NC 27012
 Mail future tax bills to: Grantees 450 Craver Pointe Drive, Clemmons, NC 27012

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of February, 2006, by and between

GRANTOR

GRANTEE

Phillip Andre' Huie and wife
Donna Eller Huie

Chad Lloyd Foster and
Erin Ashley James

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 Clemmons Township, more particularly described as follows:

BEING all of Lot No. 40 as shown on a recorded plat entitled "VILLAGE CLUB, SECTION 1", as developed by the New Fortis Corporation, said map prepared by Borum, Wade and Associates, P.A., October 19, 1994, said plat being recorded in Plat Book 37, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1840, Page 3650, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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 R. Wilson and Company (Deed Book 1781 at Page 1049).

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.

Phillip Andre' Huie (seal)
Phillip Andre' Huie
_____ (seal)

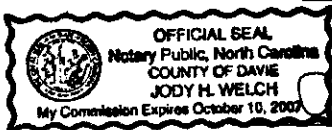
Donna Eller Huie (seal)
Donna Eller Huie
_____ (seal)

STATE OF NORTH CAROLINA -
COUNTY OF FORSYTH

I, Jody H. Welch, a Notary Public of Davie County, NC, do hereby certify that Phillip Andre' Huie and Donna Eller Huie personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 23rd day of February 2006.

SEAL/STAMP



Jody H. Welch Notary Public
Jody H. Welch

Printed or Typed Name of Notary Public

My commission expires October 10, 2007.

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 20____

Register of Deeds for Forsyth County by: _____ Deputy/Assistant