

2006026609 00215

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

\$158.00

PRESENTED &amp; RECORDED:

05-02-2006 03:22 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2658

PG: 2107-2108

## ENVELOPE

## NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: 2360 Lot: 247B Parcel Identifier No.: 6833-36-4580Property Address: 25 ARNOLD AVE., WINSTON-SALEM, NC 27127Mail After Recording to: PROPERTY ADDRESSMail Future Tax Bills to: GRANTEES AT PROPERTY ADDRESS

Prepared by: Edward R. Green, Attorney, Box #38

Brief Description for the index:

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THIS DEED made this the 2ND day of MAY, 2006, by and between:

GRANTOR(S)	GRANTEE(S)
TONYA BYERLY WARD AND HUSBAND, BRADLEY ALAN WARD	JESSICA HOPE GOBBLE

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 Ten Dollars and Other Valuable Consideration (\$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 lying and being in WINSTON Township, FORSYTH County, North Carolina; and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 247, as shown of the Map of "Weston", section 4, as recorded in Plat Book 13, Page 221 (2 sheets), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1435, Page 718.

Being Informally known as Tax Lot 247B, Block 2360, Winston Township, Forsyth County Tax records.

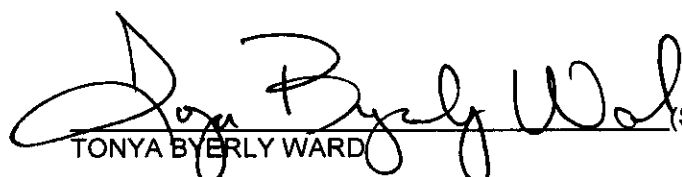
The above land was conveyed to Grantor by instrument recorded in Book 2032 at Page 3861.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances there unto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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 exceptions hereinafter stated. Title to the property herein above described is subject to the following exception.

SUBJECT to all easements and restrictions of record, if any.

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

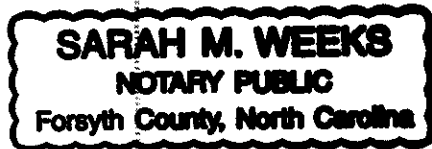
 (SEAL)  
TONYA BYERLY WARD

 (SEAL)  
BRADLEY ALAN WARD

(SEAL - STAMP)

NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of said County and State, certify that TONYA BYERLY WARD AND HUSBAND BRADLEY ALAN WARD, Grantor(s), personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this the 2nd day of May, 2006.



Sarah M. Weeks  
Notary Public

Sarah M. Weeks  
Notary Public's Printed Name

My Commission Expires: 2-5-11