

2006028853 00217

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

\$64.00

PRESENTED & RECORDED:

05-11-2006 03:29 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2660

PG: 4143-4144

ENVELOPE

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 64.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5167E 123

Mail after recording to: Grantee at: 4900 Oak Branch Lane Wallcertain, NC 27051

This instrument was prepared by: House & Tippett, PLLC

THIS DEED made this 08 day of May, 2006 by and between

GRANTOR

Phil Money (unmarried)

GRANTEE

Jerahmy Michael Johnson and Erica Lee Cote'

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 and more particularly described as follows:

Being known and designated as Lot No. 123 as shown on the map of R. Don Cain property, Phase One, as recorded in Plat Book 32, Page 25 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2641, Page 2937, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 32, Page 25, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

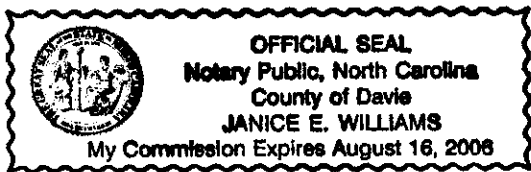
Phil Money (unmarried) _____ (SEAL)

By: _____

_____ (SEAL)

By: _____

_____ (SEAL)



_____ (SEAL)

NORTH CAROLINA DAVIE COUNTY COUNTY

I, JANICE E. WILLIAMS, a Notary Public of the County and State aforesaid, certify Phil Money (unmarried), Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 10 day of May, 2006.

My Commission Expires: August 16, 2006

Janice E. Williams
Notary Public

NORTH CAROLINA _____ COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he/she is the _____ of _____, a North Carolina corporation/limited liability company/general partnership/limited partnership (mark through the inapplicable), and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public