


2006039713 00170


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$260.00
 PRESENTED & RECORDED:
 06-27-2006 01:28 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK:RE 2673
PG:875-877

ENVELOPE

This instrument drafted by: Darren S. Cranfill
 After recording, mail to: Grantee: 4867 Tiffany Avenue, Winston-Salem, NC 27127

Block 3830, Lot 038 Stamps: \$ 260.00

North Carolina)
) GENERAL WARRANTY DEED
 Forsyth County)

This deed made this the 26 day of June 2006, by Lisa M. Sandstrom, Single ("Grantor") to Mark Ramey and wife, Shontae Ramey ("Grantee").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to him paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, his heirs and assigns, a tract or parcel of land in the County of **Forsyth** and State of North Carolina, and bounded as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A"
Attached hereto and incorporated herein by reference.

The above land was conveyed to Grantor in Deed Book 1785, Page 4055, **Forsyth** County Registry.

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and his heirs and assigns forever.

And the said Grantor does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2006 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the date first above written.

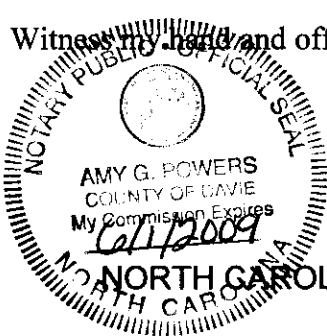
Lisa M. Sandstrom (SEAL)
Lisa M. Sandstrom

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I, Amy G. Powers, Notary Public for Davie County, North Carolina, hereby certify that Lisa M. Sandstrom, Single, appeared before me this day and acknowledged the execution of the foregoing instrument

My Commission Expires: June 1, 2009

Witness my hand and official seal, this the 26th day of June, 2006.



Amy G. Powers
NOTARY PUBLIC

NORTH CAROLINA – FORSYTH COUNTY

The foregoing certificate of Amy G. Powers, Notary Public for Davie County, North Carolina is certified to be correct. This the ____ day of June, 2006.

Deputy/Asst.

EXHIBIT "A"

4867 TIFFANY AVENUE
WINSTON-SALEM, NC 27104

BEING KNOWN AND DESIGNATED as Lot No. 38 as shown on a Map of Country Club Hills, Map 3, as recorded in Plat Book 12, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.