


2006042545 00086


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$1135.00
 PRESENTED & RECORDED:
 07-10-2006 10:38 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2676
PG:2838-2839

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,135.00

Parcel Identifier No. 5345U 007 Verified by _____ County on the ____ day of _____, 20____
 By: **MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW**

Mail/Box to: Joe Coltrane, ROD Box #114

This instrument was prepared by: Joseph M. Coltrane, Jr.

Brief description for the Index: Lot #7, "Wesley Park"

THIS DEED made this 5th day of July, 2006, by and between

GRANTOR

GRANTEE

**DAVID E. NELSON
 AND WIFE,
 BARBARA M. NELSON**

**CHARLES KEVIN BUGG
 AND WIFE,
 LISA R. BUGG
 AND
 DOLORES F. RINALDI**
**Mailing & Property Address: 305 Asbury Drive
 Kernersville, North Carolina 27284**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 situated in the City of Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 7 of "WESLEY PARK", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 40 at Page 72, reference to which is hereby made for a more particular description.

Any Lot(s) herein conveyed which is/are a part of Wesley Park shall be subject to the Plan of Development as the same is recorded in Book 1980 at Page 3339, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot(s) which are herein conveyed and are a part of Wesley Park, the Grantee and each of them acknowledge that the Lot(s) above-described as a part of Wesley Park is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of Wesley Park Homeowner's Association so long as the Grantee and each of them shall own the above-described Lot(s) or any lot(s) in Wesley Park; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2056 page 1193.

A map showing the above described property is recorded in Plat Book 40, Page 72.

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, other than the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and 2006 Ad Valorem Property Taxes, which have been pro-rated thru day of closing.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

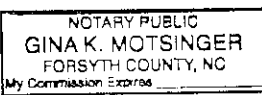
(Entity Name)
By: _____
Title: _____

David E Nelson (SEAL)
DAVID E. NELSON
Barbara M. Nelson (SEAL)
BARBARA M. NELSON

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **DAVID E. NELSON**, personally appeared before me this day and I have seen satisfactory evidence of his identity by a current state identification with his photograph in the form of a N.C. Driver's License; acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and Notarial stamp or seal this 5th day of July, 2006.

My Commission Expires: 9/8/2007

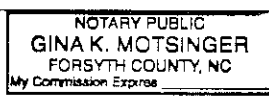


Gina K. Motsinger
Gina K. Motsinger Notary Public

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **BARBARA M. NELSON**, personally appeared before me this day and I have seen satisfactory evidence of her identity by a current state identification with her photograph in the form of a N.C. Driver's License; acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and Notarial stamp or seal this 5th day of July, 2006.

My Commission Expires: 9/8/2007



Gina K. Motsinger
Gina K. Motsinger Notary Public