

2006058682 00218
 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$375.00
 PRESENTED & RECORDED:
 09-15-2006 01:03 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2693
PG:4283-4285

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 375.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310, WINSTON-SALEM,

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310, *Box 24*

Brief description for the Index: _____

THIS DEED made this 29 day of August, 2006, by and between

GRANTOR	GRANTEE
PHILLIP W. MARSHALL and wife, MARY L. MARSHALL	JENNIFER COLLINS 4429 HAMPTON RD CLEMMONS, NC 27012

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 CLEMMONS, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:
SEE EXHIBIT A

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

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

(Entity Name)

Phillip W. Marshall (SEAL)
PHILLIP W. MARSHALL

By: _____
Title: _____

Mary L. Marshall (SEAL)
MARY L. MARSHALL

By: _____
Title: _____

(SEAL)

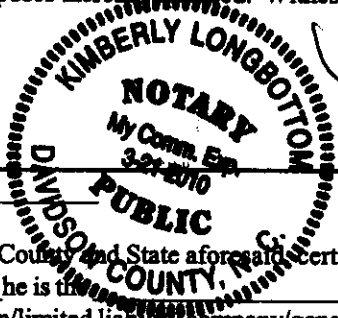
By: _____
Title: _____

(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that PHILLIP W. MARSHALL and wife, MARY L. MARSHALL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29 day of August, 2008

My Commission Expires: 3-21-2010



[Signature]
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Beginning at an iron located in the eastern right-of-way line of Hampton Road (S. R. No. 3000) said iron being the southwest corner of the property owned by Kimberley Y. Self as described in deed recorded in Book 1659, Page 4159, Forsyth County Registry; thence from said beginning point along Self's southern line, South 81° 33' 35" East 286.73 feet to an iron in the line of the property owned by Roy Lee Cornatzer as described in deed recorded in Book 1356, Page 1172, Forsyth County Registry; thence along Cornatzer's west line, South 27° 30' East 77.61 feet to an iron, the northeast corner of property owned by S. Ray Daniels as described in deed recorded in Book 1643, Page 595, Forsyth County Registry; thence along Daniels' north line, North 85° 38' 20" West 337.49 feet to an iron in the eastern right-of-way line of Hampton Road (S. R. No. 3000); thence along the eastern right-of-way line of Hampton Road (S. R. No. 3000), North 11° 18' 31" East 86.95 feet to the point and place of beginning, containing 0.541 of an acre, all according to survey of Larry L. Callahan dated May 3, 1989 and being the identical property as described in deed recorded in Book 1643, Page 593, Forsyth County Registry.