


2006071337 00213


 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXTX  
**\$286.00**  
 PRESENTED & RECORDED:  
 11-10-2006 01:44 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: TIMOTHY R WILLIAMS ASST  
**BK:RE 2708**  
**PG:1619-1620**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$286.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: 137

This instrument was prepared by: The Ellison And Mortis Law Firm, PLLC

Brief description for the Index: **Lot 21, Map of Oldtown Heights, Section 1**THIS DEED made this 7<sup>th</sup> day of November, 2006, by and between

## GRANTOR

**Albert Fortin and wife Carolyn Fortin**
**3747 Crosland Road  
 Winston Salem, NC 27106**

## GRANTEE

**David Caldwell and wife Linetta Caldwell**
**3743 Crosland Road  
 Walkertown, NC 27106**

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 Winston Salem, Broadbay Township, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot No. 21 of Oldtown Heights, Section Number 1, as per Plat thereof recorded in Plat Book 16, Page 184 in the Office of the Registe of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more partiucular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1884, Page 0201.

A map showing the above described property is recorded in Plat 16, Book 184.

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.

Albert Fortin (SEAL)  
Albert Fortin

Carolyn Fortin (SEAL)  
Carolyn Fortin

SEAL-STAMP  
State of North Carolina  
County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **Albert Fortin and Carolyn Fortin** 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 7<sup>th</sup> day of November, 2006.

My Commission Expires: 3/4/11

Notary Public:

Eric S Ellison

Eric S Ellison  
Notary Public  
Forsyth County - North Carolina  
My Commission Expires  
March 4 2011

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