

2006078073 00160

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

\$188.00

PRESENTED & RECORDED:

12-14-2006 11:41 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2716

PG: 1832-1833

Do not write above this line

Excise Tax: \$188.00	BL 4951A LOT 10	Parcel ID:
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Mail after recording to: Peebles Law Firm, PC, Box 69

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 10, Pinebrook Valley, Section 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 27th day of November, 2006, by and between

GRANTOR	GRANTEE
ROBERT MAHOLON LENTZ and wife, ANNE ELIZABETH LENTZ	LISA A. PETERSON 6070 Meadowdale Drive Winston-Salem, NC 27105

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 **Forsyth** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot(s) 10, as shown on the map of PINEBROOK VALLEY, SECTION 1, which map is recorded in Plat Book 25, page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

Being informally known as 6070 Meadowdale Drive, Winston-Salem, NC 27105

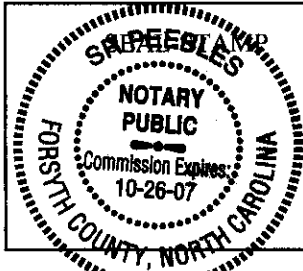
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Robert Maholon Lentz (SEAL)

Anne Elizabeth Lentz (SEAL)



NORTH CAROLINA – FORSYTH COUNTY

I, S. R. PEEBLES, a Notary Public of FORSYTH County, North Carolina, certify that **ROBERT MAHOLON LENTZ and wife, ANNE ELIZABETH LENTZ**, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27 day of November, 2006.

My Commission Expires: _____ S. R. Peebles 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: _____ Deputy/Assistant Register of Deeds