

2006081020 00269

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$440.00**

PRESENTED & RECORDED:

12-28-2006 02:53 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2719**PG:4119-4120**

DRAFTED BY: Robert W. Porter, Attorney at Law
155 Sunnynoll Court, Suite 200
Winston-Salem, NC 27106

RECORDING TIME

***NO TITLE EXAMINATION REQUESTED
OR PERFORMED***

EXCISE TAX \$ 440.00**PROBATE AND FILING FEE \$ _____ PAID**

Tax Block: 2463 Lot: 012 Parcel Identifier No.: _____
 Property Address: 829 Yorkshire Road, Winston-Salem, NC 27106
 Mail after recording to: Grantee @ Property Address
 Mail future tax bills to: Grantee @ Property Address

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 6th day of November, 2006, by and between**GRANTOR**

RICHARD JOHN MORGAN
 And Wife,
 MARIANNE D. MORGAN

GRANTEE

JAN M. MA'LUF

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, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to them 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 in Winston Township, Forsyth County, North Carolina, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot No. 12, as shown on the Plat of Sherwood Forest, Section No. 3-A and Annex, Block L, dated May, 1954, made by Virgil W. Joyce Mapping Company, said Plat being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 17, Page 105, reference to which is hereby made for a more particular description. For further reference, see Deed Book 2297, Page 3648, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 2463, Lot 012, Winston Township, Forsyth County Tax Records.

The above land was conveyed to Grantor by Norman and Marguerite Swanson (See Deed Book 2297, Page 3648)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements and restrictions of record and 2006 ad valorem taxes.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal.

Richard John Morgan
RICHARD JOHN MORGAN

(Seal)

Marianne D. Morgan
MARIANNE D. MORGAN

(Seal)

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

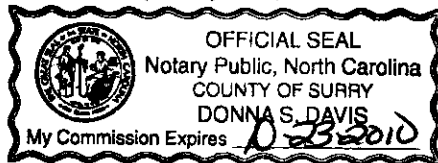
I, Donna S. Davis, Notary Public, Surry County, North Carolina, do hereby certify that the following persons personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license, acknowledging to me that they voluntarily signed the foregoing instrument for the purpose stated herein and in the capacity indicated:

RICHARD JOHN MORGAN and wife, MARIANNE D. MORGAN

Date:

11-9-06

(Notary Seal)



Donna S. Davis
Official Signature of Notary Public

DONNA S. DAVIS
Printed or Typed Name of Notary Public

My commission expires:

10-23-2010