

2006081461 00331
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$258.00
 PRESENTED & RECORDED:
 12-29-2006 03:50 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK: RE 2720
PG: 2333-2334

ENCL

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel ID No.

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee, *2495 Mount Salem Rd. Pfofftown. NC 27040*

Brief Description for the Index: Lot 69, § 3 of Salem West

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

<u>GRANTOR(S)</u>	<u>GRANTEE(S)</u>
LUCY C. DUNN (UNMARRIED)	CRYSTAL D. SIMMONS (UNMARRIED)

PROPERTY ADDRESS: 2495 MOUNT SALEM ROAD, PFAFFTOWN, NC 27040

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.

WITNESSTH, 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 no. 69 as shown on the map of Salem West, § 3, as recorded in Plat Book 29, Page 143 in the Office of the Register of Deeds of Forsyth County North Carolina, to which map reference is hereby made for a more particular description.

The above described property was conveyed to Grantor by deed recorded in 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of directors, the day and year first written above.



LUCY C. DUNN

(Seal)

STATE OF North Carolina

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: LUCY C. DUNN.

Witness my hand and official stamp or seal, this the 29th day of December, 2006.

Traci B. Armstrong

Notary Public

Traci B. Armstrong

Notary's Printed or Typed Name

My Commission Expires: 7/23/2010

