

2007003435 00085

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$84.00

PRESENTED &amp; RECORDED:

01-19-2007 10:00 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2724

PG: 2065-2067

ENVELOPE

Drafted by: William E. Rabil, Jr.

Mail deed and future tax bills to Grantees at: 4670 Duffer Lane, Pfafftown, NC 27040**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 18 day of January, 2007 by and between as JAMES M. BOWEN and wife, LISA B. BOWEN; and MICHAEL D. ATKINS and wife, BRENDA ATKINS, as GRANTORS, to, HENRY O. WASHINGTON and wife, ERNESTINE WASHINGTON, as GRANTEEES.

The designation Grantors and Grantees 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 Grantors, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to them paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 55 and 56 on the Map of G.C. Landingham property, Mineral Springs Subdivision recorded in Plat Book 10, Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3936 Harwood Street, Winston-Salem NC 27105

Tax Lot 313 Tax Block 1502

IN WITNESS WHEREOF the Grantors has set their hands and seals, the day and year first above written.

Michael D Atkins (SEAL)  
MICHAEL D. ATKINS

Brenda Atkins (SEAL)  
BRENDA ATKINS

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

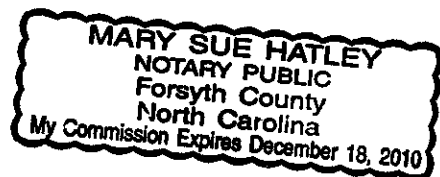
I Mary Sue Hatley, a Notary Public of said County and State, do hereby certify that on this 18 day of January, 2007, before me personally appeared MICHAEL D. ATKINS and wife, BRENDA ATKINS who proved to me by satisfactory evidence to be the persons who signed on the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 18 day of January, 2007.

Mary Sue Hatley  
Notary Public

MARY Sue Hatley  
Typed or printed name of Notary Public

My Commission expires: 12/18/2010



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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, subject to easements, rights-of-way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF the Grantors has set their hands and seals, the day and year first above written.

James M. Bowen (SEAL)  
JAMES M. BOWEN

Lisa B. Bowen (SEAL)  
LISA B. BOWEN

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Mary Sue Hatley, a Notary Public of said County and State, do hereby certify that on this 18 day of January, 2007, before me personally appeared JAMES M. BOWEN and wife, LISA B. BOWEN who proved to me by satisfactory evidence to be the persons who signed on the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 18 day of January, 2007.

Mary Sue Hatley  
Notary Public

MARY SUE HATLEY  
Typed or printed name of Notary Public

My Commission expires: 12/18/2010

