


2007007685 00284


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$180.00
 PRESENTED & RECORDED:
 02-09-2007 03:00 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2729
PG:1404-1405

ENVELOPE
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 180.00

Parcel Identifier No. BLK 2089, LOTS Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee at address below.

This instrument was prepared by: Bunch & Associates, PLLC, 514 S. Stratford Road, Suite 240, Winston Salem, NC 27103

Brief description for the Index: LT 19, 20 & 21, BETHANIA HEIGHTS SUBDIVISION

THIS DEED made this 9th day of February, 2007, by and between

GRANTOR	GRANTEE
Richard L. Matteson, Jr. and wife, Rhonda L. Matteson	Russell Murphy, Jr. and wife, Lisa Murphy 3613 Maverick Street Winston-Salem, 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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 19, 20 & 21 of Bethania Heights Subdivision, as recorded in Plat Book 9, Page 107, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2480 page 2534.

A map showing the above described property is recorded in Plat Book 9 page 107.

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: Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Richard L. Matteson, Jr. (SEAL)
Richard L. Matteson, Jr.

By: _____
Title: _____

Rhonda L. Matteson (SEAL)
Rhonda L. Matteson

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Richard L. Matteson, Jr. and wife, Rhonda L. Matteson 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 9th day of February, 2007.

My Commission Expires: 5/10/2009



[Signature]
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

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 _____ County
By: _____ Deputy/Assistant - Register of Deeds