


2007009813 00154


 FORSYTH CO, NC FEE \$17.00  
**NO TAXABLE CONSIDERATION**  
 PRESENTED & RECORDED:  
 02-21-2007 03:44 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: SHANNON BOSTIC-GRIFFITH DPTY  
**BK:RE 2731**  
**PG:2789-2790**

**ENVELOPE NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$0.00 NO TITLE SEARCH/NO CLOSING  
 Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
 BY: \_\_\_\_\_

**Mail/Box to: Grantees @ 8735 Shady Acres Farm Road, Germanton, NC 27019**  
This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045  
Brief description for the index: Lot No. 21B, Map of J.C. Vestal Property

**THIS DEED** made this the 13h day of November, 2006, by and between:

<i>GRANTOR</i>	<i>GRANTEE</i>
<b>THOMAS WILLIAM BURNS</b> And wife, <b>SHEILA H. BURNS</b>	<b>THOMAS WILLIAM BURNS</b> And wife, <b>SHEILA H. BURNS</b>

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

**LYING AND BEING in Bethania Township, Forsyth County, North Carolina, and being known and designated as Lot No. 21B as shown on the map of J. C. Vestal Property as recorded in Plat Book 17, page 49 (1 & 2), 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.**

**Save and except a 10-foot strip sold off to Clyde Shumate.**

The property herein above described was acquired by Grantor by instrument recorded in Book 1691, Page 3339. A map showing the above described property is recorded in Plat Book 17, Page 49 (1 & 2).

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:

Any Easements and Restrictions of Record.

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

Thomas William Burns (SEAL)  
THOMAS WILLIAM BURNS

Sheila H Burns (SEAL)  
SHEILA H. BURNS

<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that <b>THOMAS WILLIAM BURNS</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>16th</u> day of November, 2006.</p> <p><u>Karen S. Branscome</u> Notary Public</p> <p><u>Karen S. Branscome</u> Print Name</p> <p>My Commission Expires: <u>4-15-2008</u></p>
<p>Seal-Stamp</p>	<p>State of <u>NC</u> – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that <b>SHEILA H. BURNS</b> personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>17</u> day of November, 2006.</p> <p><u>Rebecca D Waddell</u> Notary Public</p> <p><u>Rebecca D. Waddell</u> Print Name</p> <p>My Commission Expires: <u>May 25, 2011</u></p>

**REBECCA D WADDELL**  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires May 25, 2011

