

2007009818 00159

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

\$224.00

PRESENTED & RECORDED:

02-21-2007 03:49 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2731

PG: 2816-2818

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: 205 STOLTZ STREET, Rural Hall, NC 27045This instrument was prepared by: H. Dwight Nelson, Attorney at LawBrief description for the Index: Block 4935, Lot 37D Stoltz Street, Rural Hall, North Carolina 27045THIS DEED made this 16th day of February, 2007, by and between

GRANTOR

JANET S. CELNAR and husband,
RONALD L. CELNAR

GRANTEE

HEATHER CALABRESE, UNMARRIED

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1755 3983
1249 page 1200.

A map showing the above described property is recorded in Plat 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, other than the following exceptions:

Restrictions and easements of record

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

(Entity Name)

By: _____ Title: _____

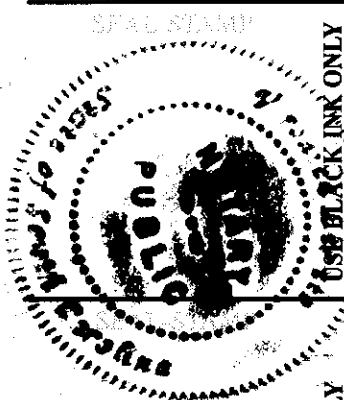
By: _____ Title: _____

By: _____ Title: _____

USE BLACK INK ONLY

Janet S. Celnar (SEAL)
JANET S. CELNAR

Ronald L. Celnar (SEAL)
RONALD L. CELNAR



State of North Carolina - County of York

I, the undersigned Notary Public of the County and State aforesaid, certify that Janet S. Celnar and Ronald L. Celnar 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 20th day of Feb, 2007

My Commission Expires: March 11 2012

Veronica Lanuto 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 each entity, he signed the forgoing 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.

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

Exhibit "A"

BEGINNING at a point marked by an iron in the East line of Otis B. Parrish (DB 1124, Page 711); said point being located North 4 deg 46 min 32 sec East 19.95 feet from an existing iron marking the Southeastern corner of said Otis B. Parrish; thence running North 4 deg 31 min 37 sec East 179.10 feet to a point marked by an existing iron; thence North 85 deg 46 min 42 sec West 100.11 feet to a point; thence North 4 deg 31 min 02 sec East 140.80 feet to a point marked by an existing iron; thence South 88 deg East 206.75 feet to a point marked by an existing iron in the Western margin of Holmes Street (passing through an existing iron at 12.94 feet); thence South 01 deg 57 min 30 sec West with the Western margin of Holmes Street 326.01 feet to a point, said point being located South 53 deg 02 min 34 sec East 2.63 feet from an existing iron pin; thence North 86 deg 19 min 23 sec West 121.08 feet back to the point and place of beginning and containing 1.178 acres more or less as per survey by G. Stephen Lineback, RLS March 25, 1986.