

2007016360 00016

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

\$380.00

PRESENTED & RECORDED:

03-23-2007 09:50 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2739

PG: 108-110

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 380.⁰⁰

Parcel Identifier No Block 4401F Lot 014 Verified by _____ County on the _____ day of _____, 20____
By: _____

Return after recording to Grantee: 3155 Barterbrook Drive, Staunton, VA 24401

Mail tax bills to Grantee: 185 Village Haven Ct. Clemmons, NC 27012

This instrument was prepared by: Tornow & Kangur, L.L.P.

Brief description for the Index: Lot 14 Village Club

THIS DEED made this 22nd day of March, 2007, by and between

GRANTOR	GRANTEE
<p>SAMUEL H. DILLARD, IV and wife ANNA L. DILLARD</p>	<p>CHARLES W. DORT and wife SHERRY L. DORT</p>

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1918 Page 3880 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 37, Page 147.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Samuel H. Dillard, IV (SEAL)
SAMUEL H. DILLARD, IV

Anna L. Dillard (SEAL)
ANNA L. DILLARD

State of North Carolina, County of Forsyth

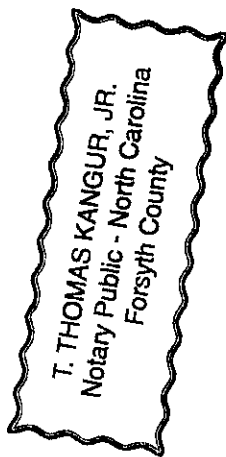
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Samuel H. Dillard, IV and wife Anna L. Dillard

Date: 3-22-07

T. Thomas Kangur, Jr.
Notary Public

My Commission Expires: 10-24-11

T. Thomas Kangur, Jr.
printed or typed name of notary public



State of _____, County of _____

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 herein and in the capacity indicated: _____

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

The foregoing Certificate(s) of _____ is 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, North Carolina.

By: _____ Deputy/Assistant - Register of Deeds

Exhibit A

BEING KNOWN AND DESIGNATED As Lot 14, VILLAGE CLUB, SECTION ONE, as recorded in Plat Book 37 at Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above described property is subject to the Restrictive Covenants as recorded Deed Book 1840, Page 3650, and modified in Deed Book 1868, Page 1684 in the Office of the Register of Deeds of Forsyth County, North Carolina.