

2007021374 00315



FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$390.00

PRESENTED & RECORDED:

04-13-2007 03:30 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2745

PG: 1-2

ENVELOPE

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$0.00 Recording Time, Book and Page:
Tax Map No. Parcel Identifier No:

Mail after recording to: Grantee, 145 Village Club Ln., Clemmons, NC 27012
This instrument was prepared by: Warren E. Kasper

THIS DEED made this 13th day of April, 2007 by and between

GRANTOR

Jeffry T. McCallister and wife, Jennifer Wanda McCallister

GRANTEE

Clayton Wayne Lichty and wife, Tammi Jo Lichty
Property Address: 145 Village Club Lane, Clemmons, NC 27012

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 and more particularly described as follows:

Being known and designated as Lot 44 as shown on the plat of VILLAGE CLUB, Section 1, 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2457, Page 1894, _____ County Registry.

A map showing the above described property is recorded in Plat Book 37, Page 147, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights of way and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(Entity Name)

Jeffrey T. McCallister (SEAL)
Jeffrey T. McCallister

By: _____

Jennifer W. McCallister (SEAL)
Jennifer Wanda McCallister

Title: _____

By: _____

(SEAL)

Title: _____

(SEAL)

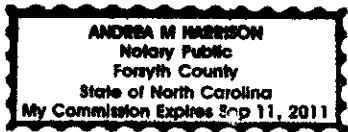
NORTH CAROLINA FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: name(s) of principal(s). Jeffrey T. McCallister and wife, Jennifer Wanda McCallister, Grantor(s).

Witness my hand and official stamp or seal, this the 13 day of April, 2007

My Commission Expires: 9/11/2011

Andrea M. Harrison
Notary Public



Print Notary Name: ANDREA M. HARRISON

NORTH CAROLINA FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: name(s) of principal(s). _____, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____