

2007024756 00248

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

\$247.00

PRESENTED &amp; RECORDED:

04-30-2007 11:40 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2748

PG: 4186-4187

ENVELOPE

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 247.00

Parcel Identifier No. 3216D/134 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: 3748 SIGNET DRIVE, WINSTON-SALEM, NC 27101

This instrument was prepared by: BUNCH &amp; ASSOCIATES, PLLC, 514 S. STRATFORD RD. WINSTON-SALEM, NC 27102

Brief description for the Index:

THIS DEED made this 27th day of APRIL, 20 07, by and between

GRANTOR

GRANTEE

GARLAND A. WALLACE, JR.  
AND WIFE,  
ELLEN D. WALLACEJENNIFER SMITH  
AND  
MATTHEW LOGGAINS

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 \_\_\_\_\_ Township, \_\_\_\_\_ County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 134, as shown on the plat entitled SILVER CHALICE, SECTION 2, as recorded in Plat Book 35, Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING INFORMALLY known as Tax Lot 134, Block 3216D, Forsyth County Tax Records.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1842 page 360.A map showing the above described property is recorded in Plat Book 35 page 142.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee

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.

Save and except easements and restrictions of record, if any, and 2007 ad valorem taxes.

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

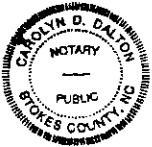
Garland A. Wallace, Jr. (SEAL)  
GARLAND A. WALLACE, JR.

Ellen D. Wallace (SEAL)  
ELLEN D. WALLACE

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

SEAL-STAMP



USE BLACK INK ONLY State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that GARLAND A. WALLACE, JR. AND WIFE, ELLEN D. WALLACE 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 27th day of APRIL, 20 07.

My Commission Expires: 11/2/2009 Carolyn D. Dalton  
Notary Public

SEAL-STAMP

USE BLACK INK ONLY 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 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

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. 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 first page hereof.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds