

2007024759 00251



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

\$290.00

PRESENTED & RECORDED:

04-30-2007 11:44 AM

DICKIE C WOOD
REGISTER OF DEEDS
By: BETTY C CAMPBELL DPTY

BK:RE 2748

PG:4213-4215

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 290.00

Parcel Identifier No. Block 1672, Lot 005R Verified by _____ County on the _____ day of _____, 20 07
By: _____

Mail/Box to: Grantee at: Box 153

This instrument was prepared by: Bunch & Associates, PLLC , 514 S. Stratford Road, Ste 240, Winston-Salem, NC 27103

Brief description for the Index: Lot 5 and part of Lot 6, Block B, J. H. Neding Property

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

GRANTOR

GRANTEE

Tracy A. Manuck, unmarried

James S. Churchill
and wife,
Eunice Churchill

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, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2344 page 1719.

A map showing the above described property is recorded in Plat Book 8 page 193.

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, prorated to date of closing.

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

 (Entity Name) *Tracy A. Manuck* (SEAL)
 Tracy A. Manuck

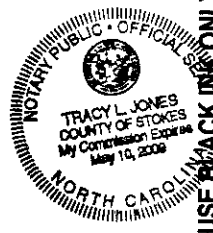
By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

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 Tracy L. Manuck 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 APRIL, 2007.

My Commission Expires: 5/10/2009 *Tracy L. Jones*
 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

EXHIBIT A

BEGINNING at the iron stake on the East side of Fenimore Street, said iron stake being 6.9 feet distant Southwardly from the Northwest corner of Lot #6; running thence Northwardly along the curve in East line of Fenimore Street, the chord of which is North 8 degrees, 00 minutes East 68.1 feet to an iron stake, the Southwest corner of Lot #4; thence along the South line of Lot #4 South 85 degrees, 43 minutes East to a distance of 156 feet to an iron stake, the Southeast corner of Lot #4; thence South 4 degrees, 13 minutes West a distance of 67.5 feet to an iron stake, said iron stake being 6.9 feet distant Southwardly from the Northeast corner of Lot #6; thence Westwardly paralleled with the South line of Lot #5 North 86 degrees, 37 minutes West, a distance of 162 feet to the place of Beginning. BEING KNOWN AND DESIGNATED as the North 6.9 feet of Lot #6 and all of Lot #5, Block B, as shown on map of J. H. Neding Property as recorded in Plat Book 8, Page 193, in the Office of Register of Deeds of Forsyth County, N.C.