

2007025293 00265

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT
\$180.00
PRESENTED & RECORDED:
05-01-2007 03:24 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: BETTY C CAMPBELL DPTY
BK: RE 2749
PG: 3678-3679

ENVELOPE

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$180.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Mail after recording to: **Grantees at: 94 Potter Street, Winston-Salem, NC 27107**

This instrument was prepared by: **Michael J. Felerelsel, Attorney at Law, PLLC, No title search requested nor performed**

THIS DEED made this 30th day of April, 2007 by and between

GRANTOR

Custom Homes By Hamrick, Inc., a North Carolina corporation

GRANTEE

**Kyle G. Smith, single
Property Address: 94 Potter Street, Winston-Salem, NC 27107**

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 No. 17, commonly known as Tax Lot 17c, Block 1391 (94 Potter Street), Southdale Development, plat of which is recorded in Plat Book 6, Page 84, 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 ____, Page ____, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, 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:

Subject to any and all easements, restrictions and rights-of-way of record, if any, and any and all ad Valorem property taxes due hereafter.

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.

Custom Homes By Hamrick, Inc., a North Carolina corporation

(SEAL)

By: [Signature]
Donald E. Hamrick, Jr.
Title: President

(SEAL)

By: _____
Title: _____

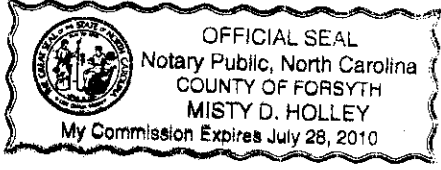
(SEAL)

(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), Donald E. Hamrick, Jr., Grantor(s). Witness my hand and official stamp or seal, this the 30th day of April, 2007

My Commission Expires: 7-28-2010



[Signature]
Notary Public
Print Notary Name: Misty D. Holley

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: _____