

2007026508 00296

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

\$302.00

PRESENTED & RECORDED:

05-07-2007 04:25 PM

DICKIE C WOOD

REGISTER OF DEEDS

By:TIMOTHY R WILLIAMS ASST

BK:RE 2751

PG:756-757

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE; 858 Madison Avenue, Winston-Salem, NC 27103

This instrument was prepared by: Robert W. Porter

Brief description for the Index: Lot 172, Ardmore, Section 4, Plat Book 2, Page 96(2).

THIS DEED made this 7 day of May, 2007, by and between

GRANTOR

GWENDOLYN GOECKEL GUERNSEY
(F/K/A GWENDOLYN GOECKEL)
AND SPOUSE,
JAMES P. GUERNSEY

GRANTEE

SUSAN A. FARMER

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 Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 172, as shown on the plat of ARDMORE, SECTION 4, as recorded in Plat Book 2 at Page 96(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

SUBJECT TO conditions, restrictions, and easements or record, if any, and 2007 ad valorem taxes which have been prorated as of the date of closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2234 page 1139.

A map showing the above described property is recorded in Plat Book 2 page 96(2).

ENVELOPE

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:

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

Gwendolyn Goeckel Guernsey (SEAL)
GWENDOLYN GOECKEL GUERNSEY

James P. Guernsey (SEAL)
JAMES P. GUERNSEY

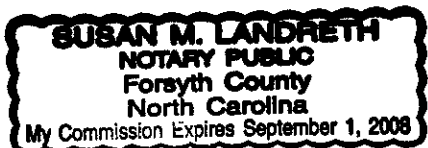
State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a drivers license, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

GWENDOLYN GOECKEL GUERNSEY AND SPOUSE, JAMES P. GUERNSEY

Date: May 7, 2007

My Commission Expires: 09/01/2008



Susan M. Landreth
Notary Public

Printed name of Notary Public Susan M. Landreth

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 the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds