

2007033347 00228
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$277.00
 PRESENTED & RECORDED:
 06-07-2007 01:53 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2759
PG:1428-1429

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$277.00

RECORDING TIME, BOOK and PAGE

Mail after recording to: Grantee @ ~~2430 Meadowpark Lane, Winston Salem, NC 27107~~
 This instrument was prepared by: Voula Boutis, Esq. *2182 Stoneridge Place, Winston Salem, NC 27107*
 Brief Description for the Index: Lot 7, Miller's Landing

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

GRANTOR:

GRANTEE:

SHOWCASE HOMES, INC.,
 a North Carolina corporation

THOMAS J. UNDERHILL
 (unmarried)

Property Address:
 2430 Meadowpark Lane
 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:

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 _____ Township, Forsyth County, North Carolina and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS ALL OF LOT 7 AS SHOWN ON THE PLAT OF **MILLER'S LANDING**, SAID PLAT BEING DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 49, PAGE 3, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Prior instrument reference: Book 2608 at Page 3538.

A map showing the above described property is recorded in Plat Book 49 at Page 3.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year, which have been pro-rated at closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

SHOWCASE HOMES, INC., a North Carolina Corporation

By: *DALE UNDERHILL* (SEAL)

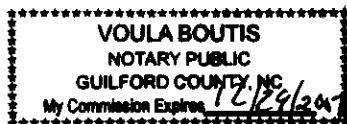
Name: DALE UNDERHILL

Title: President

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis, a Notary Public of the County and State aforesaid, certify that **DALE UNDERHILL**, personally appeared before me this day and acknowledged that he is the President of **SHOWCASE HOMES, INC.**, a North Carolina corporation, and that by authority duly given and as the act of such entity, he voluntarily signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp/seal, this 7TH day of JUNE, 2007.



Voula Boutis
Notary Public

My Commission expires: December 29, 2007