

2007039332 00182
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$100.00
 PRESENTED & RECORDED:
 07-03-2007 12:46 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK:RE 2766
PG:1761-1762

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. 5345B 001 Verified by _____ County on the ____ day of _____, 20____
 By: **MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW**

Mail/Box to: **Joe Coltrane, ROD Box #114**

This instrument was prepared by: **Joseph M. Coltrane, Jr.**

Brief description for the Index: **Lot #1 "ASBURY FOREST"**

THIS DEED made this 3rd day of July, 2007, by and between

GRANTOR

THE HASTINGS BUILDING, LLC

GRANTEE

RICHARD ELI HEDRICK, SR.
AND
MARY ANN FERGUSON
 (Joint with right of survivorship)
 Mailing Address: 1999 Georgia Avenue
 Winston-Salem, North Carolina 27104

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:

BEING KNOWN AND DESIGNATED as Lot Number 1 of "ASBURY FOREST", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 26 at Page 168, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2093 page 3097.

A map showing the above described property is recorded in Plat Book 26 page 168.

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:

Subject to easements, restrictions and rights-of-way of record, if any, and 2007 Ad Valorem property Taxes, which have been pro-rated thru day of closing.

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

THE HASTINGS BUILDING, LLC
(Entity Name)

Betty Clark (SEAL)

By: Betty Clark
Title: Member/Manager

_____ (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Betty Clark, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally came before me this day and acknowledged that he/she is Member/Manager of **THE HASTINGS BUILDING, LLC**, a Limited Liability Company, and that he/she, as Member/Manager being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the limited liability company.

Witness my hand and Notarial stamp or seal, this 3rd day of July 2007.

My Commission Expires: 6-6-11

Michael O. Hampton
Notary Public

Printed Name of Notary: Michael O. Hampton

