


2007039428 00270


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$203.00
 PRESENTED & RECORDED:
 07-03-2007 04:26 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: TIMOTHY R WILLIAMS ASST
BK:RE 2766
PG:2284-2286

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 203.00

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

Mail/Box to: GRANTEE@457 HARTMAN RD, WINSTON SALEM, NC 27127

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: _____

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

GRANTOR	GRANTEE
STEPHEN H. WOLFE and wife, ROCHELLE M. WOLFE	WILLIAM D. BENSON AND WIFE, KRISTIN L. BENSON 404 KETTLE COURT WINSTON SALEM, NC 27104

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, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:
SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2539 page 1083.

A map showing the above described property is recorded in Plat Book 31 page 197.

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: Restrictive covenants recorded in Book 1637, Page 4107, FORSYTH County Registry.

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

Signatures and titles of Stephen H. Wolfe and Rochelle M. Wolfe. Includes lines for 'By:' and 'Title:' for additional parties.

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that STEPHEN H. WOLFE and wife, ROCHELLE M. WOLFE 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 3rd day of July, 2007.

My Commission Expires: [Notary Seal for CLINT CALAWAY, NOTARY PUBLIC, Forsyth County, North Carolina, My Commission Expires 4/30/2009] Notary Public

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 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such 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

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that

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 the first page hereof.

Register of Deeds for County Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an existing iron pipe in the south right-of-way line of Kettle Court (private), said iron pipe being the northwestern corner of Lot 22 of Mar-Don Hills (Plat Book 31, Page 197, Forsyth County Registry); running thence from said Beginning point along said South right-of-way line of Kettle Court on a curve to the left a chord bearing and distance of South 59° 45' 31" East to an iron pipe; running thence South 0° 10' 21" West 61.40 feet to an iron pipe in the north line of Lot 24, Mar-Don Hills; running thence with said north line, North 77° 42' 55" West 101.29 feet to an iron pipe in the center line of a 20 foot sanitary sewer easement; running thence with the south line of Lot 21, Mar-Don Hills, North 40° 52' 27" East 85.82 feet to an iron pipe, the point and place of Beginning. Being the major portion of Lot 22 of Mar-Don Hills recorded in Plat Book 31 at page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Joseph E. Franklin dated September 13, 1993.

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Crest Investment Properties, Inc. and recorded in Deed Book 1637 at Page 4107 et seq. in the Office of the Register of Deeds of Forsyth County, North Carolina; and, membership of Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitation and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference. By way of illustration, and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Areas; (3) Obligations of members for regular annual assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and, (6) Restrictions upon the use of the land conveyed herewith.

This is the same property conveyed to the parties as recorded in Deed Book 1796, Page 2655 in the office of Register of Deeds of Forsyth County, North Carolina reference to which is hereby made.