


2007040667 00347


 FORSYTH CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXTX  
**\$304.00**  
 PRESENTED & RECORDED:  
 07-10-2007 04:47 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: SHANNON BOSTIC-GRIFFITH DPTY  
**BK: RE 2767**  
**PG: 3240-3242**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 304.00

Parcel Identifier No. 3900/400F Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: 2950 BURLWOOD DRIVE, WINSTON-SALEM, NC 27103

This instrument was prepared by: BUNCH & ASSOCIATES, PLLC, 514 S. STRATFORD RD. WINSTON-SALEM, NC 27102

Brief description for the Index:

THIS DEED made this 10<sup>th</sup> day of JULY, 20 07, by and between

GRANTOR	GRANTEE
HILLCREST PROPERTY DEVELOPMENT, LLC	TIMOTHY C. DIXON A/K/A TIMOTHY CARL DIXON

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 all of Lot 400F as shown on the "FINAL PLAT FOR HILLCREST PROPERTY, LLC" as recorded in Plat Book 52, Page 93, Office of the Register of Deeds of Forsyth County, North Carolina.

BEING INFORMALLY KNWOON AS Tax Lot 400F, Block 3900, Forsyth County Tax Records.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2468 page 362.

A map showing the above described property is recorded in Plat Book 52 page 93.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee

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.

Save and except easements and restrictions of record, if any, and 2007 ad valorem taxes.

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

HILLCREST PROPERTY DEVELOPMENT, LLC

(SEAL)

(Entity Name)

By:

*[Signature]*  
Title: *Member/Manager*

USE BLACK INK ONLY

(SEAL)

By:

Title: \_\_\_\_\_

(SEAL)

By:

Title: \_\_\_\_\_

(SEAL)

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of \_\_\_\_\_

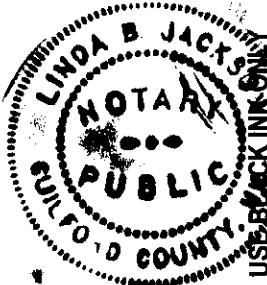
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

SEAL-STAMP

State of North Carolina - County of FORSYTH Guilford



USE BLACK INK ONLY

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael A. Murray personally came before me this day and acknowledged that she is the Member/Manager of HILLCREST PROPERTY DEVELOPMENT LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 10 day of JULY, 2007.

My Commission Expires: 3-14-2010

*[Signature: Linda B. Jackson]*  
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. 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 first page hereof.

Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING all of Lot 400F as shown on the "FINAL PLAT FOR HILLCREST PROPERTY, LLC" as recorded in Plat Book 52, Page 93, Office of the Register of Deeds of Forsyth County, North Carolina.

BEING INFORMALLY KNOWN AS Tax Lot 400F, Block 3900, Forsyth County Tax Records.