

ENVELOPE

2007042772 00254

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

\$17.00

PRESENTED &amp; RECORDED:

07-19-2007 03:51 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: LORA SMALL DPTY

BK: RE 2770

PG: 371-372

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 17.00

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

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: David L. Wilson, Jr.

Brief description for the Index:

THIS DEED made this 6 day of July, 2007, by and between

GRANTOR

GRANTEE

Reuben William Clayton, III and wife  
Dana Clayton and  
Judy T. Ingram and husband,  
James IngramPhoenix Housing Group, Inc.  
dba Southern Showcase Housing  
3856 N. Patterson Avenue  
Winston-Salem, NC 27105

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 \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot # 8 on the plat of property of C. W. Myers Trading Post, Inc., part of the E. B. Westmoreland property in Block 3001 (now or formerly), Forsyth County, Middlefork Township as surveyed and platted in April, 1958 by W. O. Doggett, Surveyor, recorded in Plat Book 19, Page 64 in the Office of the Register of Deeds of Forsyth County.

Grantors, Reuben William Clayton, III and Judy T. Ingram were the sole shareholders of Well Drillers, Inc.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1982, Page 377.

A map showing the above described property is recorded in Plat Book 19, Page 64.

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: Easements, restrictions and rights of way 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.

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_

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

By: \_\_\_\_\_

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

By: \_\_\_\_\_

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

Reuben William Clayton, III (SEAL)

Reuben William Clayton, III

Dana Clayton (SEAL)

Dana Clayton

Judy T. Ingram (SEAL)

Judy T. Ingram

James Ingram (SEAL)

James Ingram

State of North Carolina - County of Forsyth

I, Gina E. Sheets, the undersigned Notary Public of Surry County and State aforesaid, certify that Reuben William Clayton, III and Dana Clayton, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing instrument for the purpose stated therein.

Witness my hand and Notarial stamp or seal this 6<sup>th</sup> day of July, 2007.

My Commission Expires: 6-26-11

**GINA E. SHEETS**  
**NOTARY PUBLIC**  
**Surry County**  
**North Carolina**

Gina E. Sheets  
Notary Public  
Printed Name Gina E. Sheets

State of North Carolina - County of Forsyth

I, Gina E. Sheets, the undersigned Notary Public of Surry County and State aforesaid, certify that Judy T. Ingram and James Ingram, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing instrument for the purpose stated therein.

Witness my hand and Notarial stamp or seal this 6<sup>th</sup> day of July, 2007.

My Commission Expires: 6-26-11

**GINA E. SHEETS**  
**NOTARY PUBLIC**  
**Surry County**  
**North Carolina**

Gina E. Sheets  
Notary Public  
Printed Name Gina E. Sheets

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and the 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

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