

2007043699 00270

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

\$140.00

PRESENTED & RECORDED:

07-24-2007 04:19 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2771

PG: 734-735

ENVELOPE

Tax Block 2203, Lot 043

Parcel Identifier No. 6817-66-0415

Mail after recording/future tax bills to: Grantee, 29 Morningside Drive, Princeton, W. VA 24740

This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 20th day of July, 2007, by and between

GRANTOR

GRANTEE

FLIPPIN CONSTRUCTION, INC.,
A North Carolina CorporationTHOMAS G. WEST and wife, JIMI WEST
(a ½ undivided interest), and
JOHN C. MAGILL (a ½ undivided interest)

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 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 **Forsyth** County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 43, as shown on the Map of GEORGE HODGIN ESTATE, which map is recorded in Plat Book 14, Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for more particular description.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of Directors, the day and year first above written.

FLIPPIN CONSTRUCTION, INC.

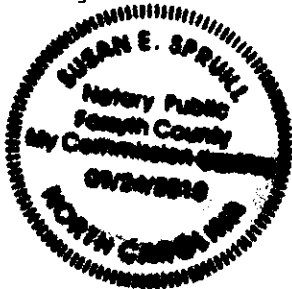
By: Lewis E. Hubbard
vice President

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she signed the foregoing document: Lewis E. Hubbard, Vice President of FLIPPIN CONSTRUCTION, INC., Grantor.

Date: 7-20-07

[Stamp or Seal]



Susan E. Spruill
 Signature of Notary

SUSAN E. SPRUILL
 Typed or Printed Name of Notary

My Commission expires: 9-24-2010