

2007046274 00206

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-03-2007 03:49 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2774

PG: 976-977

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. 3001A037 Verified By _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: _____ Grantee: 4769 Ader Drive Winston-Salem, NC 27105

Send Future Tax Bills to: _____ Same as above

This instrument was prepared by: Tornow & Kangur, L.L.P.Brief description for the Index: Lots 79-80 Ferrell HeightsTHIS DEED made this 30th day of July, 2007, by and between

GRANTOR	GRANTEE
<p align="center">LONNIE E. SHEFF (Widower)</p>	<p align="center">LONNIE E. SHEFF, Widower and LONNELL SHEFF JOHNSTON (Married) As Joint Tenants with Rights of Survivorship.</p>

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, Middlefork #1 Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Nos 79 and 80 as shown on the map of Ferrell Heights, Section 1, as recorded in Plat Book 16, Page 114, in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

As attested to by their signatures below, it is the intention of the grantees to take title as joint tenants with the right of survivorship.

*Vera M. Sheff predeceased on May 29, 1997.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1031 page 157

A map showing the above described property is recorded in Plat Book 16 page 114.

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 all easements, rights-of-way, and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Lonnie E. Sheff (SEAL)
 LONNIE E. SHEFF (SEAL)

Lonnie E. Sheff (SEAL)
 LONNIE E. SHEFF
Lonell S. Johnston (SEAL)
 LONNELL SHEFF JOHNSTON

Forsyth County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in capacity indicated: Lonnie E. Sheff

Date: 07/30/07

Notary Public
 North Carolina
 COUNTY OF STOKES
 JAMYE T. MARTIN
 (Official Seal)

Jamye T. Martin
 Official Signature of Notary Public
Jamye T. Martin
 Notary's printed or typed name
 My Commission Expires: 11/21/2008

Forsyth County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in capacity indicated: Lonnie E. Sheff and Lonell Sheff Johnston

Date: 07/30/07

Notary Public
 North Carolina
 COUNTY OF STOKES
 JAMYE T. MARTIN
 (Official Seal)

Jamye T. Martin
 Official Signature of Notary Public
Jamye T. Martin
 Notary's printed or typed name
 My Commission Expires: 11/21/2008

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.
 By: _____ Register of Deeds for _____ County
 Deputy/Assistant - Register of Deeds