

2007050137 00165

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXT  
**\$470.00**  
PRESENTED & RECORDED:  
08-23-2007 01:07 PM  
DICKIE C WOOD  
REGISTER OF DEEDS  
By: PATSY RUTH DAVIS DPTY  
**BK:RE 2778**  
**PG:1243-1244**

ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$470.00

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

Mail/Box to: \_\_\_\_\_ G. RANDALL DENICOLA, P. O. BOX 29533, GREENSBORO, NC 27429

This instrument was prepared by: \_\_\_\_\_ G. RANDALL DENICOLA, ATTORNEY AT LAW

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 21st day of August, 2007, by and between

GRANTOR	GRANTEE
JOHN ALLEN SULLIVAN AND WIFE, JUDITH JENKINS SULLIVAN	MADELINE S. BUSCH * AND JOANNA M. GONYEAU * (BOTH UNMARRIED) 5313 Ember Lane Kernersville, NC 27284

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

BEING all of Lot 100 of Sedge Lake Garden a plat of which is recorded in Plat Book 32, at Page 2, in the Forsyth County Register of Deeds, to which map reference is made for a more particular description.

\*As Joint Tenants With Right of Survivorship

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1643 page 2888.

A map showing the above described property is recorded in Plat Book 32 page 2.

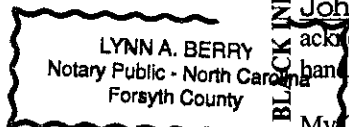
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, as joint tenants with right of survivorship. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to 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: Valid and subsisting restrictive covenants of record; easements visible or appearing of record, and taxes for the year 2007 and later.

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

(Entity Name) \_\_\_\_\_ (SEAL)
By: \_\_\_\_\_ (SEAL)
Title: \_\_\_\_\_ JOHN ALLEN SULLIVAN
By: \_\_\_\_\_ (SEAL)
Title: \_\_\_\_\_ JUDITH JENKINS SULLIVAN
By: \_\_\_\_\_ (SEAL)
Title: \_\_\_\_\_ JUDITH JENKINS SULLIVAN

SEAL-STAMP

State of North Carolina - County of Forsyth
I, the undersigned Notary Public of the County and State aforesaid, certify that John Allen Sullivan and Judith Jenkins, 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 21 day of August, 2007. My Commission Expires: 5-17-2011 Lynn A Berry Notary Public



SEAL-STAMP

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 \_\_\_\_\_, 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, he signed the forgoing 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

SEAL-STAMP

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