

2007051058 00153

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

\$110.00

PRESENTED & RECORDED:
08-28-2007 01:13 PM

DICKIE C WOOD
REGISTER OF DEEDS
By: SHANNON BOSTIC-GRIFFITH DPTY

BK:RE 2779

PG:1515-1516

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$110.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2006.

BY: _____

Mail/Box to: Grantee @ 106 Grabs Ct., King, NC 27021

This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lots Nos. A and 280 1/2 of South Central Terrace

THIS DEED made this the 27th day of August, 2007, by and between:

GRANTORS	GRANTEES
BARBARA P. MURRAY, Widow	DON F. MILLER and wife, LYNN L. MILLER

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

BEING KNOWN AND DESIGNATED as Lots Nos. A and 280-1/2 as shown on the map of South Central Terrace, recorded in Plat Book 3, at Page 65A, 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.

The property herein above-described was acquired by Grantor by instrument recorded in Book 1447, Page 1180. A map showing the above-described property is recorded in Plat Book 3, Page 65A


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:

Any Easements and Restrictions of Record and 2007 Ad Valorem Taxes, not yet due and payable.

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

Barbara P. Murray (SEAL) _____ (SEAL)
BARBARA P. MURRAY

<p>Seal-Stamp</p> 	<p>State of North Carolina -- County of Forsyth</p> <p>I, the undersigned Notary Public of Stokes County and State aforesaid certify that BARBARA P. MURRAY personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>28th</u> day of August, 2007.</p> <p><u>Karen S. Branscome</u> Notary Public</p> <p><u>Karen S. Branscome</u> Print Name</p> <p>My Commission Expires: <u>4-15-2008</u></p>
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