

2007059043 00185
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$44.00
 PRESENTED & RECORDED:
 10-09-2007 12:14 PM
 KAREN GORDON
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK: RE 2788
PG: 762-763

Book 128

MAIL AFTER RECORDING TO: Attorney; 3288 Robinhood Rd. Ste. 205 Winston-Salem, NC 27106
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH, Attorney at Law

Stamps: \$44.00
07-00-272

NORTH CAROLINA)
))
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of August, 2007, by and between Archie A. Bryant and wife, Dorothy Bryant, GRANTOR; CMH Homes, Inc., d/b/a Clayton Homes of Winston-Salem; GRANTEES.

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 Lot No. 28 as shown on the plat of Tipton Estates, Section 2, recorded in Plat Book 25, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Subject, however, to an easement 6 feet in width contiguous with the south line of said Lot No. 28 and extending from Cartwright Drive a total distance of 150 feet.

Subject to restrictions recorded in Deed Book 1033 at page 992.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Archie A. Bryant (SEAL)
Archie A. Bryant

Dorothy Bryant (SEAL)
Dorothy Bryant

NORTH CAROLINA)

FORSYTH COUNTY)

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 the capacity indicated: Archie A. Bryant and wife, Dorothy Bryant

Witness my hand and official stamp or seal, this 31st day of August, 2007.

Date: August 31st, 2007

Michael O. Hampton
Notary Public:
My commission expires: 6-6-11

(SEAL)

