

2007065669 00051

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

11-14-2007 10:02 AM

KAREN GORDON

REGISTER OF DEEDS

By:TIMOTHY R WILLIAMS ASST

BK:RE 2795

PG:2353-2355

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: NTC

Tax Block/Lot: 0741 101A

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee, 4032 Max Drive, Winston-Salem, NC 27106

Brief Description for the Index: TCT Thomasville Rd.

ENVELOPE

THIS DEED made this 13<sup>th</sup> day of November, 2007, by and betweenGRANTOR(S)  
ZAHID CHAUDHARYGRANTEE(S)  
SHAHID CHAUDHARYPROPERTY ADDRESS: 2202 Thomasville Road, Winston-Salem, NC 27107

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.

WITNESSTH, 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:

***See Exhibit "A" attached hereto and incorporated herein by reference.***

***\*The purpose of this Deed is to convey all of Grantor's interest in said property to Grantee.\****

The above described property was conveyed to Grantor by deed recorded in Book 2118 Page 1367.

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, or if corporate, 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 written above.

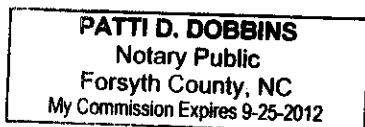
Zahid Chaudhary (Seal)  
ZAHID CHAUDHARY

STATE OF North Carolina

COUNTY OF Forsyth

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: ZAHID CHAUDHARY.

Witness my hand and official stamp or seal, this the 13<sup>th</sup> day of November, 2007.



Patti D. Dobbins  
Notary Public  
Patti D. Dobbins  
Notary's Printed or Typed Name  
My Commission Expires: 9-25-2012

(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**BEGINNIG at a spike in the southwestern right of way line of Thomasville Road where it intersects with Urban Street; and proceeding thence along the southwestern right of way of Thomasville Road, South 48° 58' East 124.84 feet to an iron stake; thence running South 36° 39' West 63.95 feet to an iron stake; thence running North 81° 48' West 61.35 feet to an iron stake in the eastern right of way line of Urban Street; and thence running North 06° 42' East 141.41 feet along the eastern right of way line of Urban Street, to the point an place of BEGINNING, as surveyed on September 10, 1980, by J.E. Franklin, R.L.S.**

**Said property being the western portion of the tract described in Deed Book 1039, page 0001, Forsyth County Registry; and Cloyce Leslie Chumley, Sr. being deceased.**

**2202 Thomasville Road, Winston-Salem, NC 27107**