

2007069416 00168

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

\$270.00

PRESENTED & RECORDED:

12-05-2007 02:15 PM

KAREN GORDON

REGISTER OF DEEDS
BY: SHANNON BOSTIC-GRIFFITH
DPTY

BK: RE 2799

PG: 3526-3527

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: Grantee, 247 Spyglass Tr. BERNUDA Run, N.C. 27006This instrument was prepared by: T. Lawson NewtonBrief description for the Index: 1823 Gaston Street, Winston-Salem, NC 27103

THIS DEED made this _____ day of November, 2007, by and between

GRANTOR

ANDREA FRUCHT McCLEARY

GRANTEE

THARP BUILDERS LLC

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. 81 as shown on the Map of ARDMORE, Section 4, as recorded in Plat Book 2, Page 96(2) in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO conditions, restrictions, and easements or record, if any, and 2007 ad valorem taxes which have been prorated as of the date of closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1926, Page 1149.

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:

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

(Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

Andrea Frucht McCleary (SEAL)
Andrea Frucht McCleary (SEAL)

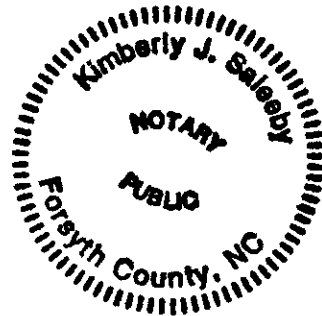
(SEAL)

(SEAL)

State of North Carolina – County of Forsyth

I, Kimberly J. Saleeby, a Notary Public of the County and State aforesaid, certify that Andrea Frucht McCleary personally appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 14 day of November, 2007.



Kimberly J. Saleeby
Notary Public
My commission expires: Oct. 23, 2010

My commission expires: 10, 23, 2010