

2007070636 00101

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

\$239.00

PRESENTED & RECORDED

12-12-2007 01:21 PM

KAREN GORDON

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH
DPTY

BK: RE 2801

PG: 87-88

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 239.00

Parcel Identifier No. 6864-79-2774 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Box #137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Metes and Bounds Description

THIS DEED made this 12th day of December, 2007 by and between

GRANTOR	GRANTEE
Tiffany A. McGrady fka Tiffany A. Cook and husband Theodore R. McGrady	Elton Von Koonce 4746 Dippen Road Winston Salem, NC 27105

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

BEGINNING at an iron stake on the northwest side Dippen Road, said iron stake being the northeast corner of Lot No. 38 as shown on the Map of Mrs. Emma Fulton property recorded in Plat Book 12 at Page 145 in the Office of the Deed of Forsyth County, NC and running thence along the northwest side of Dippen Road, South 34 deg. 35' Wets 142.03 feet to a point; running thence along Lot No. 34 as it divides the same, North 34 deg. 35' 30" West 203.76 feet to an iron stake thence North 34 deg. 35' 30" East 50.02 feet to an iron stake; running thence along the back property line of Lots No. 36, 37 and 38, South 06 deg. 14' 30" East 234.93 feet to the point and place of **BEGINNING**, and being all of Lots 38, 37, 36, 35 and approximately the northern one-half of Lot No. 34 as shown on the above-mentioned plat map.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2399, Page 3740, Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 12, Pages 145.

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.

Tiffany A. McGrady (SEAL)
Tiffany A. McGrady

Theodore R. McGrady (SEAL)
Theodore R. McGrady

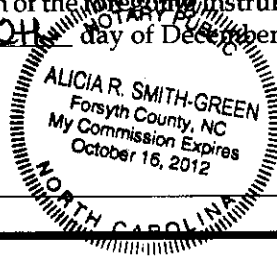
SEAL-STAMP

State of North Carolina County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Tiffany A. McGrady 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 12th day of December, 2007.

My Commission Expires: October 16, 2012

Notary Public: Alicia R. Smith-Green



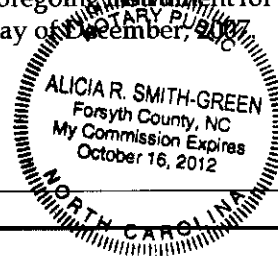
SEAL-STAMP

State of North Carolina County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Theodore R. McGrady 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 12th day of December, 2007.

My Commission Expires: October 16, 2012

Notary Public: Alicia R. Smith-Green



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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds