

2007071204 00265

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

\$220.00

PRESENTED & RECORDED:

12-14-2007 04:19 PM

KAREN GORDON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 2801

PG: 3071-3072



MAIL AFTER RECORDING TO: Grantee 1983 Cartwright Dr. Kernersville, NC
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH 27284
Stamps \$ 07-01-322

NORTH CAROLINA)

FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of November, 2007, by and between CMH Homes, Inc. d/b/a Clayton Homes of Winston-Salem, GRANTOR; and Beverly Ruiz, GRANTEE.

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 Lot No. 28 and extending from Cartwright Drive a total distance of 150 feet.

SUBJECT TO restrictions recorded in Deed Book 1033 at Page 922.

Property Address: 1983 Cartwright Drive, Kernersville, NC 27284

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 its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CMH Homes, Inc. d/b/a
Clayton Homes of Winston-Salem

BY: [Signature]
Vice President

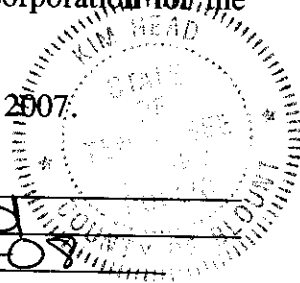
Tennessee)
)
Blount COUNTY)

I, Kim Head, a Notary Public of the County of Blount, State of Tennessee, certify that Hugh T. Statum, either being personally known to me or proven by satisfactory evidence, personally came before me this day and acknowledged that he/she is Vice President of CMH Homes, Inc. d/b/a Clayton Homes of Winston-Salem, a Tennessee corporation, and that (s)he as Vice President, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and official stamp or seal, this 28th day of November, 2007.

Date: 11-28, 2007

Kim Head
Notary Public: Kim Head
My commission expires: 12-15-08



(OFFICIAL SEAL) _____