

2007072988 00188

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$236.00**

PRESENTED & RECORDED:

12-27-2007 11:52 AM

KAREN GORDON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST**BK: RE 2803****PG: 3185-3187****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 236.00

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

Mail/Box to: GRANTEE @ address shown below

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD ST, SUITE 310,

Brief description for the Index: LT 43, GEORGE HODGIN ESTATE

THIS DEED made this 17 day of December, 2007, by and between**GRANTOR**THOMAS G. WEST and wife,
JIMI WEST and
JOHN C. MAGILL, single**GRANTEE**JUANA J. CANALES, Unmarried
4523 OLD TOWN DRIVE
WINSTON-SALEM, NC 27106

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, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 43, AS SHOWN ON THE MAP OF GEORGE HODGIN ESTATE, WHICH MAP IS RECORDED IN PLAT BOOK 14, PAGE 15, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2771 page 734.A map showing the above described property is recorded in Plat Book 14 page 15.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 2771, Page 734

A map showing the above described property is recorded in Plat Book 14 page 15

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:

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.

(Corporate Name)
By: _____

President
ATTEST:

Secretary (Corporate Seal)

(Corporate Name)
By: _____

President
ATTEST:

Secretary (Corporate Seal)

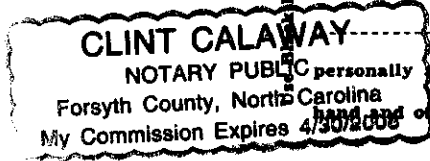
USE BLACK INK ONLY

USE BLACK INK ONLY

THOMAS G. WEST (SEAL)
JIMI WEST (SEAL)
JOHN C. MAGILL (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL - STAMP

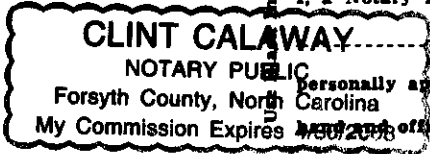
NORTH CAROLINA, FORSYTH County.



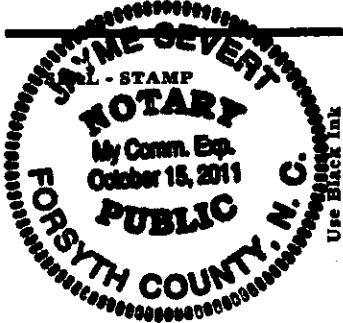
I, a Notary Public of the County and State aforesaid, certify that THOMAS G. WEST
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 17 day of December 2007
My commission expires: 4/30/08 Notary Public

SEAL - STAMP

NORTH CAROLINA, FORSYTH County.



I, a Notary Public of the County and State aforesaid, certify that JIMI WEST
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 17 day of December 2007
My commission expires: 4/30/08 Notary Public



NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that JOHN C. MAGILL
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 13 day of December 2007
My commission expires: Oct. 15, 2011 Jayme Severt Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this day of
My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of
My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
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Witness my hand and official stamp or seal, this day of
My commission expires: Notary Public

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.

REGISTER OF DEEDS FOR COUNTY
By Deputy/Assistant-Register of Deeds.