

2008005309 00137

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-01-2008 02:07 PM

KAREN GORDON

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH

DPTV

BK: RE 2810

PG: 590-591

Excise Tax \$

NO OPINION OF TITLE IS EITHER EXPRESSED OR IMPLIED.

Prepared By: Meadows & Aderhold, P.A.

Return To:

Box 62

STATE OF NORTH CAROLINA)

)

WARRANTY DEED

COUNTY OF FORSYTH)

THIS DEED made this the 29th day of Jan, 2008 by KENNETH BARNES and ANGELA BARNES, hereinafter referred to as "Grantor", and WINSTON-SALEM CITY EMPLOYEES' CREDIT UNION (711 Salem Avenue, Winston-Salem, North Carolina 27101), hereinafter referred to as "Grantee";

The designation Grantors and Grantees 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 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 stated below, all that certain lot or parcel of land situated in _____ Township, Forsyth County, North Carolina, and more particularly described below (including permanent structures, if any, and any other improvements attached to the real property, located thereon):

BEING known and designated as Lot Numbers 52, 53 and 54, as shown on the Map of A.T. Cox as recorded in Plat Book 9, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

This Deed is an absolute conveyance, the Grantors having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of the Grantors' obligation secured by the Deed of Trust executed by KENNETH BARNES and ANGELA BARNES to TONY B. EBRON, Trustee for WINSTON-SALEM CITY EMPLOYEES' CREDIT UNION of the State of North Carolina, as beneficiary, recorded in Deed of Trust Book 2743, at Page 316.

Grantors declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this Deed between the Grantors and the Grantee with respect to said land.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2667, Page 581, Forsyth County Registry.

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 as stated herein.

And the Grantor covenant 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:

Subject to restrictive covenants, easements, and rights of way of record.

IN WITNESS WHEREOF, the Grantor hereunto sets his/her hand and seal the day and year first above written.

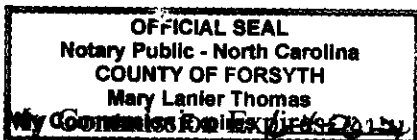
Kenneth Barnes (SEAL)
KENNETH BARNES

Angela Barnes (SEAL)
ANGELA BARNES

STATE OF NORTH CAROLINA)

COUNTY OF Forsyth)

I, Mary Lanier Thomas a Notary Public of the County and State aforesaid, certify that **KENNETH BARNES** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of Jan., 2008.

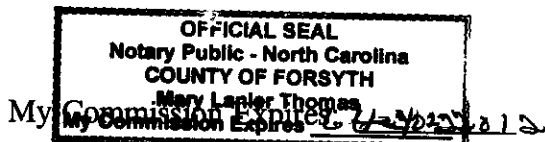


Mary Lanier Thomas
Notary Public

STATE OF NORTH CAROLINA)

COUNTY OF Forsyth)

I, Mary Lanier Thomas a Notary Public of the County and State aforesaid, certify that **ANGELA BARNES** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of Jan., 2008.



Mary Lanier Thomas
Notary Public