

2008007838 00017

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$1115.00

PRESENTED & RECORDED:

02-18-2008 10:05 AM

KAREN GORDON
REGISTER OF DEEDS
BY: LORA SMALL
DPTY

BK: RE 2812

PG: 3308-3310



Excise Tax Recording Time Book and Page

6371 305

Tax Lot No. Parcel Identifier No.

Verified by County on the day of

By ~~DRAFTED OUT OF STATE~~ Return to: Deal Box 9 Grantees: 3966 Burning Tree Lane, Winston-Salem, NC 27106
Mail after recording to: Prudential Relocation Inc., 16260 N. 74th Street, 2nd Floor, Scottsdale, AZ 85254

Brief description for the index Lot 305 Greenbrier Farm, Phase V, Sec. 1

NORTH CAROLINA General Warranty Deed

THIS DEED made this 24 day of August, 2007, by and between

Grantor

IVAN A. VERMIGLIO and TAMMIE N. VERMIGLIO, husband and wife

Grantee

Matthew A. Turner and wife,
Christeen S. Turner

Enter for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

FOR SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee

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.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restriction, reservations, condition, limitation, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

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.

Ivan A. Vermiglio (seal)
IVAN A. VERMIGLIO

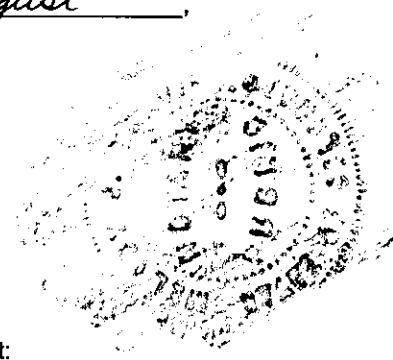
Tammie N. Vermiglio (seal)
TAMMIE N. VERMIGLIO

STATE OF Colorado, CITY/COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the City and State aforesaid, do hereby certify that IVAN A. VERMIGLIO personally appeared before me this day and acknowledged the execution of the foregoing instrument before me in the City/County and State aforesaid, on this 24th day of August, 2007.

My commission expires: 1/21/2008

Melody J. Travis
Notary Public

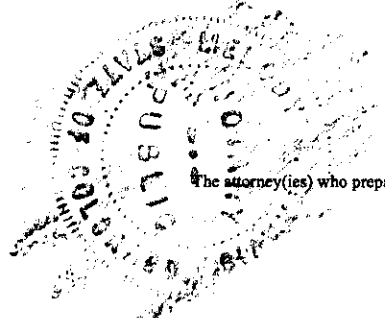


STATE OF Colorado, CITY/COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the City and State aforesaid, do hereby certify that TAMMIE N. VERMIGLIO personally appeared before me this day and acknowledged the execution of the foregoing instrument before me in the City/County and State aforesaid, on this 24th day of August, 2007.

My commission expires: 1/21/2008

Melody J. Travis
Notary Public



The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title.

SCHEDULE A

Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 305, as shown on the plat of GREENBRIER FARM, PHASE V, SECTION 1, as recorded in Plat Book 45, Page 78, and Plat Book 45, Page 79, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 2310, Page 932, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 6371, Lot 305, Winston Township, Forsyth County Tax Records, and 3966 Burning Tree Lane, Winston-Salem, NC 27106.