

2008010300 00177

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT**\$550.00**

PRESENTED &amp; RECORDED:

02-29-2008 12:03 PM

KAREN GORDON

REGISTER OF DEEDS  
BY: E NAVARRO  
DPT

BK: RE 2815

PG: 2997-2999

ENVELOPE

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 550.00Parcel Identifier No. Block 4213 Lot 009 Verified By \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_ Grantees: 6810 Doublegate Dr. Clemmons, NC 27012

Send Future Tax Bills to: Same as AboveThis instrument was prepared by: Tornow & Kangur, L.L.P. NO TITLE SEARCH REQUESTED OR PERFORMEDBrief description for the Index: Lot 9 Doublegate, Section OneTHIS DEED made this 19th day of February 20 08, by and between

## GRANTOR

LUIS G. FELICIANO PEREZ and wife  
CARMEN E. CONCEPCION TORRES

## GRANTEE

CHRISTOPHER M. CARTER and wife  
BLAIR K. CARTER

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 Clemmons, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2164 page 2336 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 37 pages 77-78.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Luis G. Feliciano Perez (SEAL)  
LUIS G. FELICIANO PEREZ

Carmen E. Concepcion Torres (SEAL)  
CARMEN E. CONCEPCION TORRES

State of Puerto Rico, County of Cayey

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Luis G. Feliciano Perez and wife Carmen E. Concepcion Torres.

Date: February 22, 2008

Nilda M. Ramón-Aponte  
Notary Public

Nilda M. Ramón-Aponte  
printed or typed name of notary public

My Commission Expires: no expiration  
date

State of \_\_\_\_\_, County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: \_\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
printed or typed name of notary public

The foregoing Certificate(s) of \_\_\_\_\_ is 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, North Carolina.

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**Exhibit A**

BEING KNOWN AND DESIGNATED As Lot 9, DOUBLEGATE, SECTION 1, as recorded in Plat Book 37 at Pages 77-78, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.