

2008011629 00083

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

\$54.00

PRESENTED & RECORDED:

03-07-2008 11:11 AM

KAREN GORDON
REGISTER OF DEEDS
BY: E NAVARRO
DPTY

BK: RE 2817

PG: 940-942

MAIL AFTER RECORDING TO: Grantee: *Box 125*
THIS INSTRUMENT WAS PREPARED BY: MARK P. MOIR

NORTH CAROLINA)
)
FORSYTH COUNTY) NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of March, 2007, by and between Herbert Duckett, GRANTOR; and Zachary Stuart Yale and wife, Debra P. Yale and Wayne C. James and wife, Lavon R. James, GRANTEES.

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:

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

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.

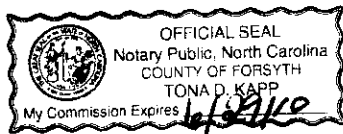
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


 (SEAL)
Herbert Duckett

NORTH CAROLINA)
)
FORSYTH COUNTY)

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 therein and in the capacity indicated: Herbert Duckett, Individually.

Witness my hand and official stamp or seal, this 6 day of March, 2007.




Notary Public: Tona D Kapp
My commission expires: 6/29/10
(SEAL)

EXIHBIT "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake on the south side of 23rd Street, said stake being Eastwardly 50 feet from the Southeast intersection of Claremont Avenue and 23rd Street, said stake also being the Northeast corner of Lot No. 1 on the hereinafter mentioned plat; running thence Southwardly 150 feet to an iron stake in an alley, said stake being the Southeast corner of Lot No. 1 on the hereinafter mentioned plat; thence Eastwardly 48 feet to an iron stake, said stake being 2 feet Westwardly from the Southwest corner of Lot 3 on the hereinafter mentioned plat; running thence Northwardly 150 feet to an iron stake on the South side of 23rd Street, said stake being Westwardly 2 feet from the Northwest corner of Lot 3 of the hereinafter mentioned plat; running thence along the South side of 23rd Street, 48 feet to the place of BEGINNING, being known and designated as the greater portion of Lot No. 2 on the Map of Fairview Heights, Andrews Addition, as recorded in Deed Book 97, page 592 and Plat Book 3, page 27A, Forsyth County Registry, North Carolina. For further reference see Deed Book 745, page 234 and Deed Book 610, page 376.