

ENVELOPE

2008015724 00112

FORSYTH CO. NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$368.00

PRESENTED & RECORDED:

03-28-2008 12:12 PM

KAREN GORDON
REGISTER OF DEEDS
BY: E NAVARRO
DPT

BK: RE 2821

PG: 3128-3129

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$368.00

Block/Lot: 1048 081

Prepared by Patti D. Dobbins, Esq. 20003 Park Hedy Loop, Chapel Hill, NC 27517

Mail after recording to: Grantee, 1823 Gaston Street, Winston-Salem, NC 27103

Brief Description for the Index: Lot 81, Ardmore, Sec. 4

THIS DEED made this 28 day of March, 2008, by and betweenGRANTOR(S)
THARP BUILDERS, LLC*a Limited Liability Company*GRANTEE(S)RANDALL L. WASHINGTON and
wife, CYNTHIA L. SETZERPROPERTY ADDRESS: 1823 Gaston Street, Winston-Salem, NC 27103

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.

WITNESSTH, 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:

BEING KNOWN AND DESIGNATED as Lot No. 81 as shown on the Map of ARDMORE, Section 4, as recorded in Plat Book 2, Page 96(2) 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 above described property was conveyed to Grantor by deed recorded in Book 2799 Page 3526.

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 a duly authorized officer by authority of its Board of directors, the day and year first written above.

THARP BUILDERS, LLC

By: Douglas W Tharp (Seal)Title: Member/ManagerSTATE OF NCCOUNTY OF Forsyth

I, Patti D. Dobbins, a Notary Public for Forsyth County, North Carolina, do hereby certify that Douglas W Tharp personally came before me this day and acknowledged that (s)he is member manager of Tharp Builders, LLC and acknowledged, on behalf of Tharp Builders, LLC, the grantor, the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 28th day of March, 2008.

PATTI D. DOBBINS
Notary Public
Forsyth County, NC
My Commission Expires 9-25-2012

(Seal)

Patti D Dobbins
Notary Public
Patti D. Dobbins
Notary's Printed or Typed Name
My Commission Expires: 9-25-2012