

2008017268 00183

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX

\$115.00

PRESENTED & RECORDED:

04-04-2008 01:17 PM

KAREN GORDON

REGISTER OF DEEDS

BY: LORA SMALL

DPTY



BK: RE 2823

PG: 2163-2164

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$105.00

Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Box #137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Metes and Bound Description

THIS DEED made this 31st day of March, 2008 by and between

GRANTOR	GRANTEE
Claude L. Bohannon, Jr. and Craig E. Bohannon and wife Karen E. Bohannon	Christina M. Cruz 1616 Waughtown Street Winston-Salem, NC 27107

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 Forsyth County, North Carolina and more particularly described as follows:

Exhibit not attached when presented for recordation

See Attached Property Description, which is incorporated herein by reference as if fully set forth.

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:

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

Claude L. Bohannon, Jr. (SEAL)
Claude L. Bohannon, Jr.

Craig E. Bohannon (SEAL)
Craig E. Bohannon

Karen E. Bohannon (SEAL)
Karen E. Bohannon

North Carolina)
Forsyth County)

I, Eric S. Ellison, Notary Public, certify that Claude L. Bohannon personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this the 4th day of April, 2008.

My Commission Expires: 3/4/2011

Eric S. Ellison
Notary Public

North Carolina)
Forsyth County)

Eric S Ellison
Notary Public
Forsyth County - North Carolina
My Commission Expires
March 4 2011

I, Eric S. Ellison, Notary Public, certify that Craig E. Bohannon and wife Karen E. Bohannon personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this the 31st day of March, 2008.

My Commission Expires: 3/4/2011

Eric S. Ellison
Notary Public

Eric S Ellison
Notary Public
Forsyth County - North Carolina
My Commission Expires
March 4 2011