

2008021561 00117
FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-28-2008 10:58 AM

KAREN GORDON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 2827

PG: 4361-4362

Excise Tax: NTC

Parcel Identifier No.: Block 0984, Lot 101Property Address: 3740 Ogburn Avenue, Winston-Salem, NC 27105Mail future tax bills to: 3740 Ogburn Avenue, Winston-Salem, NC 27105Mail Deed to: 905 Gales Avenue, Winston-Salem, NC 27103This instrument was prepared by: Harold R. Crews [Title Search Neither Requested Nor Performed]

ENVELOPE

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 22nd day of April, 2008 by and between

GRANTOR

TIMOTHY AARON CHILDRESS and
wife, MINDY STULTZ CHILDRESS

GRANTEE

THE VERLIE N. CHILDRESS
TESTAMENTARY TRUST

Enter in appropriate block 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 Forsyth County, North Carolina and more particularly described as follows:

Lying and Being in Forsyth County, North Carolina, in Winston Township and BEGINNING on the west side of Creason Avenue, at the southeast corner of Lot No. 5 on the revised plat of Bronton; thence westwardly along the south side of Lot No. 5 a distance of 150 feet to an iron; thence southwardly 50 feet, then eastwardly 150 feet on a line parallel to the south line of Lot No. 5 to Creason Avenue (now Ogburn Avenue); thence northwardly along the west side of Creason Avenue (now Ogburn Avenue), 50 feet to the PLACE OF BEGINNING; BEING PART OF lot No.6, as shown on the revised plat of Bronton, said plat being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3,

Page 19-A. Being the same property as that described in Deed book 445 Page 111, same office as above stated. See also Estate File 07 E 868, Forsyth County Clerk's Office.

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 AND RESTRICTIONS OF RECORD, IF ANY.
2008 AD VALOREM TAXES.

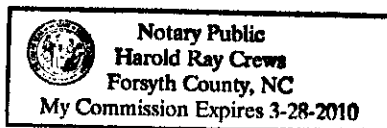
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Timothy Aaron Childress (Seal)
TIMOTHY AARON CHILDRESS

Mindy Stultz Childress (Seal)
MINDY STULTZ CHILDRESS

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH



I, Harold Ray Crews, a Notary Public for Forsyth County, North Carolina, do hereby certify that Timothy Aaron Childress and Mindy Stultz Childress, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

Witness my hand and official stamp or seal, this the 22nd day of April, 2008.

Harold Ray Crews
Notary Public: Harold Ray Crews
My commission expires: 3/28/2010
