

2008024623 00219

FORSYTH CO, NC FEE \$18.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

05-12-2008 12:53 PM

KAREN GORDON

REGISTER OF DEEDS
BY: E NAVARRO
DPTY

BK: RE 2831

PG: 2818-2820

2008017268 / 00183

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

\$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: _____ This deed is being re-recorded to attach the _____

Mail/Box to: Box #137

legal property description which was in
inadvertently missing from the original recording.

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Metes and Bound Description Eric S. Ellison
Draftsman

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)

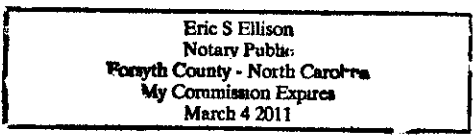
I, Eric S. Ellison, Notary Public, certify that Claude L. Bohannon personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this the 4th day of ^{April}~~March~~, 2008.

My Commission Expires: 3/4/2011

Eric S. Ellison
Notary Public

North Carolina)
Forsyth County)

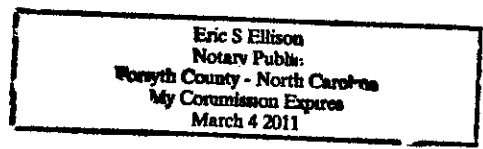


I, Eric S. Ellison, Notary Public, certify that Craig E. Bohannon and wife Karen E. Bohannon personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

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

My Commission Expires: 3/4/2011

Eric S. Ellison
Notary Public



Legal Property Description

All that certain lot, tract or parcel of land situated, lying and being in the city of @Winston-Salem, Winston township, county of Forsyth, state of North Carolina, and more particularly described and defined as follows: Known as lot 109, block 2754, Waughtown Street on the city and county tax maps.

Beginning at an iron stake in the south property line of Waughtown street, a corner of George W. Nissen company; thence along the line of Nissen south 01 degrees 15 minutes west 214.7 feet to an iron stake; thence south 85 degrees 45 minutes east 61.02 feet to an iron stake in the line of E. L. Vogler, Sr.; thence with said Vogler's line north 00 degrees 35 minutes east 90 feet to an iron stake; thence north 76 degrees 10 minutes east 48.4 feet to an iron stake; thence north 15 degrees 15 minutes west 147 feet to a n iron stake in the south property line of Waughtown street; thence along said street south 69 degrees 45 minutes west 70 feet to the stake and place of beginning.