

ENVELOPE

2008025300 00090

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

\$394.00

PRESENTED & RECORDED:

05-15-2008 12:15 PM

KAREN GORDON
REGISTER OF DEEDS
BY: E NAVARRO
DPTY

BK: RE 2832

PG: 1376-1378

This instrument drafted by: John A. Richardson, III
A Title Search May Not Have Been Performed Or Requested

After recording, mail to: Perry N. Sanders and Sherrie H. Sanders
120 Buckhaven Court
Rural Hall, NC 27045

After recording, send tax bills to: Perry N. Sanders and Sherrie H. Sanders
120 Buckhaven Court
Rural Hall, NC 27045

Tax Block: 5053 Tax Lots: 005 and 006 PIN# 6819-28-1675

North Carolina)
Forsyth County)

GENERAL WARRANTY DEED

This deed, made this the 14th day of May, 2008, by Sandra Annette H. Overby and husband, James Overby ["Grantor(s)"] of Forsyth County, North Carolina to Perry N. Sanders and wife, Sherrie H. Sanders ["Grantees"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantor(s) in consideration of Ten Dollars (\$10.00) and other valuable consideration to him/her/them paid by the said Grantees, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantees, his/her/their heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

By their signature(s) below, the Grantor(s) affirm that the terms of a purchase contract recorded at Deed Book 2045, Page 3356; F.C.R. with a certain Deborah S. Floyd is no longer effective as said Deborah S. Floyd failed to make regular payments as required by the contract which, by its own terms, negated the said purchase contract. The Grantor(s) further affirm to the Grantee that the subject property is free and clear of any rights of any third-party, including Deborah S. Floyd, to purchase the subject property under any written agreement and will fully indemnify the Grantee against all contrary claims as to such statement of fact upon which the Grantee has relied as a material term of the purchase of the subject property.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and his/her/their heirs and assigns forever.

And the said Grantor(s) do/does covenant that he/she/they is/are seized of said premises in fee and has/have the right to convey the same in fee simple; that the same are free from encumbrances; and that he/she/they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever. Subject to easements, rights-of-way and restrictions of record plus current year *ad valorem* taxes.

In Testimony Whereof, the said Grantor(s) has/have hereunto set his/her/their hands and seals the day and year first above written.

Sandra Annette H. Overby (SEAL)
Sandra Annette H. Overby

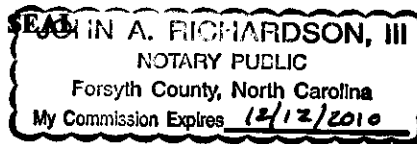
James Overby (SEAL)
James Overby

North Carolina
Forsyth County

I, John A. Richardson, III, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that Sandra Annette H. Overby personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 14th day of May, 2008.

John A. Richardson (seal)
Notary Public (John A. Richardson, III)

My Commission Expires: 12/12/2010

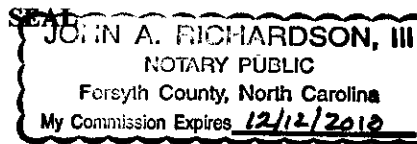


North Carolina
Forsyth County

I, John A. Richardson, III, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that James Overby personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 14th day of May, 2008.

John A. Richardson (seal)
Notary Public (John A. Richardson, III)

My Commission Expires: 12/12/2010



Karen Gordon, Register of Deeds for Forsyth County, North Carolina by: _____

EXHIBIT A

(Tax Block: 5053 Tax Lots: 005 and 006 PIN# 6819-28-1675)

Being Known and Designated as **Lots No. 005 and 006** as shown on a plat of **Balmoral, Section 2, Revised** as recorded in **Plat Book 25, Page 095**, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is made for a more particular description.

The above described property is subject to restrictive covenants as recorded in deed Book 1120, Page 1561, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being the same property described at **Deed Book 1934, Page 3536; F.C.R..**