

2008031577 00172

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

06-17-2008 04:25 PM

KAREN GORDON

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 2839

PG: 984-985

Do not write above this line

Excise Tax: \$NTC	Tax Block 2666, Lot PT. OF 007G	Parcel ID:
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Mail after recording to: GRANTEES

This instrument was prepared by: DAVID H. CAFFEY

*original to Sherry Antone*

Brief description for the index:

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## NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
<b>RICHARD C. TEAGUE &amp; WIFE, PATRICIA O. TEAGUE</b>	<b>RICHARD C. TEAGUE</b> Address: 3624 CASH DR. 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 **WINSTON** Township, **FORSYTH** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 1 ON THE MAP OF A DIVISION FOR RICHARD CLAYTON TEAGUE AS RECORDED IN PLAT BOOK 54, PAGE 29, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NC.

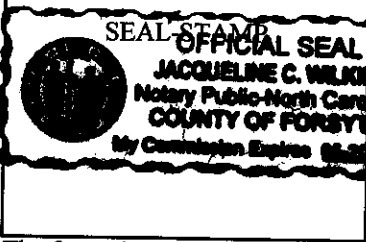
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any. SUBJECT 2008 TAXES.**

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Richard C. Teague (SEAL)  
RICHARD C. TEAGUE

Patricia O. Teague (SEAL)  
PATRICIA O. TEAGUE

	<p><b>NORTH CAROLINA - FORSYTH COUNTY</b></p> <p><u>Jacqueline C. Wilkins</u>, a Notary Public of <u>Forsyth</u> County, North Carolina, certify that <b>RICHARD C. TEAGUE &amp; WIFE, PATRICIA O. TEAGUE</b> personally appeared before me this day and acknowledged the execution of the foregoing instrument.</p> <p>Witness my hand and official stamp or seal, this <u>25</u> day of April, 2008.</p> <p>My Commission Expires: <u>5/20/2008</u> <u>Jacqueline C. Wilkins</u> Notary Public</p>
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The foregoing Certificate(s) of \_\_\_\_\_

\_\_\_\_\_ is/are certified to be correct.  
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
REGISTER OF DEEDS FOR FORSYTH COUNTY

By: \_\_\_\_\_

Deputy/Assistant Register of Deeds