

2009002617 00152

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$186.00**

PRESENTED & RECORDED

01-26-2009 02:44 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: E NAVARRO

DPT

BK: RE 2870**PG: 928-929**

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$186.00

Tax Parcel #6844-65-8643.00

Prepared by Patti D. Dobbins, Esq.,

Mail after recording to: Grantee, 1921 Burgoyne Ct., Winston-Salem, NC 27107

Brief Description for the Index: Lot 3, Sprague St, Vista, unrec., pt Lt 2 JJ Leight

THIS DEED made this ____ day of _____, 2009, by and between

GRANTOR(S)FREDERICK A. WOODS and Wife,
WANDA G. WOODSGRANTEE(S)

TANJA F. SHARP

Property Address: 1921 Burgoyne Court, 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.

WITNESSTH, 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:

BEGINNING at an iron stake in the north line of Burgoyne Court, said stake being 227.2 feet eastwardly from the northeast corner of said court and Leight Street; running thence North 01° 09' East 187.00 feet to an iron stake in the south line of Weir property; thence along the south line of said Weir property South 88° 51' East 110.00 feet to an iron stake; thence South 01° 09' West 187.00 feet to an iron stake in the north line of Burgoyne Court; thence along the north line of said court North 88° 51' West 110.00 feet to the BEGINNING; being lot no. 3 on an unrecorded map of Sprague Street Vista, formerly a portion of Lot no. 2 on the Map of J.J. Leight Property as recorded in Plat Book 10, Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The above described property was conveyed to Grantor by deed recorded in Book 1753, Page 2458.

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, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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 a duly authorized officer by authority of its Board of directors, the day and year first written above.

Frederick A. Woods (Seal)
FREDERICK A. WOODS

Wanda G. Woods (Seal)
WANDA G. WOODS

STATE OF North Carolina
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: FREDERICK A. WOODS and WANDA G. WOODS, Grantors.

Date: 1/21/2009

Benjamin R. Garner
Official Signature of Notary Public
Benjamin R. Garner
Printed or typed name of Notary Public
My Commission Expires: 8-1-2012

Benjamin R Garner
Notary Public
State of North Carolina
My Comm. Exp. 8-1-2012

(Official Seal)