

2009016048 00036

FORSYTH CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXTX

\$49.00

PRESENTED & RECORDED:

04-20-2009 10:16 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: SHANNON BOSTIC-GRIFFITH
DPT

BK: RE 2885

PG: 1037-1040

ENVELOPE
PARCEL ID NUMBER: **5836-84-2702.00**

MAIL AFTER RECORDING TO: Walker Real Estate Company
2338 N. Liberty St., Winston-Salem, NC 27105-5341

MAIL FUTURE TAX BILLS TO: Zachary S. Yale wife, Deborah P. Yale
Wayne C. James and wife, Lavon R. James
1741 Pitzer Road, Danbury, NC 27016

EXCISE TAX: \$

PREPARED BY: Gary J. Walker

NORTH CAROLINA)
)
FORSYTH COUNTY)

GENERAL WARRANTY DEED

THIS DEED made this **16th** day of **April, 2009**, by and between **Gary J. Walker** and wife, **Julia M. Walker & Joe E. Walker** and wife, **Wanda H. Walker** (hereinafter referred to as "Grantor), and **Zachary S. Yale** and wife, **Deborah P. Yale & Wayne C. James** and wife, **Lavon R. James** (hereinafter referred to as "Grantee").

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.

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:

See Exhibit "A" attached hereto and incorporated herein by reference.


Property Address: 1602 East 23rd Street, Winston-Salem, NC 27105-5502

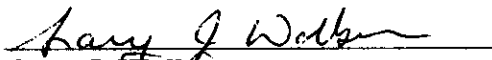
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal.

 (Seal)
✓ Joe. E. Walker

 (Seal)
Wanda H. Walker

 (Seal)
Gary J. Walker

 (Seal)
Julia M. Walker

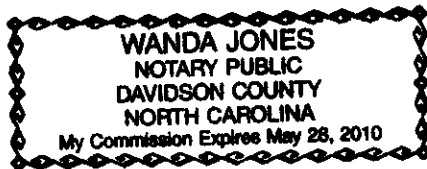
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Wanda Jones a Notary Public for Davidson County certify that the following person personally appeared before me this **16th** day of **April 2009**, each acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date: April 16th, 2009

Wanda Jones
(official signature of Notary)



WANDA JONES
(Notary's printed or typed name)

(Official Seal)

My commission expires: May 28, 2010

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 142 as shown on the Map of Fairview Heights, Andrews Addition to Fairlawn Plat #2 as recorded in Plat Book 8, page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1602 East 23rd Street, Winston-Salem, NC 27105-5502

Tax Block: 1477 / **Lot:** 142

Parcel Identifier No.: 6836-84-2702.00