



2009031622 00210

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX
\$773.00

PRESENTED & RECORDED:
07-15-2009 04:45:00 PM

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

BK: RE 2902
PG: 2727-2728

Excise Tax \$773.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier Nos. _____
Verified by _____ County on the ___ day of _____, 2009.
by _____

Mail after recording to: Bell, Davis & Pitt, P.A. Box 106 *Box 24 - C. Calabrese*
This instrument was prepared by: John A. Cocklereece - No Title Search or Public Records Search Requested or Performed

Brief Description for the index

Tax Block 6295, Lot 118

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED effective the 9th day of July, 2009 by and between

GRANTOR

GRANTEE

OLAN B. BEAM (DIVORCED)
P.O. Box 15000
Winston-Salem, NC 27113

STEVEN C. ELBEIN AND WIFE, HELENE FISCHER
ELBEIN
3717 Old Pfafftown Road
Winston-Salem, NC 27106

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 tract or parcel of land, together with all improvements located thereon, situated in Forsyth County, North Carolina and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 118 as shown on the Map of GREENBRIER FARM, Phase II, Section II, as recorded in Plat Book 40 at Page 97 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2284, Page 3048 and Deed Book 2838, Page 1757, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 40, Page 97, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid tract 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:

Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, prorated to date of closing, and each year subsequent thereto.

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 its duly authorized officers, the day and year written below.

Olav B Beam (SEAL)
OLAN B. BEAM (DIVORCED)
Date: 7/9/09

SEAL-STAMP

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 herein and in the capacity indicated: OLAN B. BEAM, DIVORCED

Date: 7-9-09

Sheena Y Forrest
Official Signature of Notary

(Official Seal)

Sheena Y. Forrest
Notary's printed or typed name

My commission expires: 8-7-2013

