

✓



2009034381 00001

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
07-31-2009 08:52:00 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPTY

BK: RE 2905

PG: 2434-2436

24

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: BOX 24

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY, 370 KNOLLWOOD STREET, STE. 310,

Brief description for the Index: _____

THIS DEED made this 27th day of July, 2009, by and between

GRANTOR	GRANTEE
CHAD LLOYD FOSTER and wife, ERIN ASHLEY JAMES nka ERIN JAMES FOSTER	CHAD LLOYD FOSTER and wife, ERIN JAMES FOSTER 450 CRAVER POINTE DRIVE CLEMMONS, NC 27012

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 the City of CLEMMONS, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:
SEE ATTACHED LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2643 page 1746.

A map showing the above described property is recorded in Plat Book 37 page 147.

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, other than the following exceptions: Restrictive covenants recorded in Book 1840, Page 3650, FORSYTH County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Chad Lloyd Foster (SEAL)
CHAD LLOYD FOSTER

By: _____
Title: _____

Erin Ashley James nka Erin James Foster (SEAL)
Erin Ashley James nka Erin James Foster

By: _____
Title: _____

(SEAL)

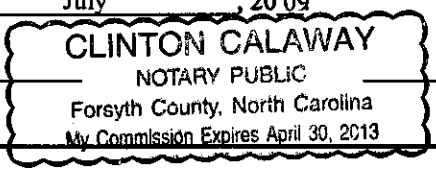
By: _____
Title: _____

(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that Erin Ashley James nka Erin James Foster and Chad Lloyd Foster personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th day of July, 2009

My Commission Expires: _____



Clinton Calaway
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

ATTACHMENT

BEING ALL OF LOT NO. 40 AS SHOWN ON A RECORDED PLAT ENTITLED "VILLAGE CLUB, SECTION 1", AS DEVELOPED BY THE NEW FORTIS CORPORATION, SAID MAP PREPARED BY BORUM, WADE AND ASSOCIATES, P.A., OCTOBER 19, 1994, SAID PLAT BEING RECORDED IN PLAT BOOK 37, PAGE 147, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.