



2009039280 00174

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT
\$273.00

PRESENTED & RECORDED:
08-31-2009 12:29:00 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: E. NAVARRO
DPTY

BK: RE 2910
PG: 1855-1856

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 273.00

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

By: _____

Mail/Box to: GRANTEE @ #108 _____

This instrument was prepared by: CLINT CALAWAY-NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: LT 7, 8, & 9, COUNTRY CLUB HILLS, ADDITION NO. 3

THIS DEED made this 21st day of August, 2009 by and between

GRANTOR	GRANTEE
BRIAN CLIFFORD COLE and wife, JESSICA ROCKWELL COLE	THOMAS P. BENZA, JR. and wife, REBECCA J. MABE 4806 TIFFANY AVENUE WINSTON SALEM, NC 27104

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 WINSTON SALEM, Winston Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 7, 8, & 9, as shown on the Plat of Country Club Hills, Addition No. 3, as recorded in Plat Book 12, Page 194, 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 2268 page 540.

A map showing the above described property is recorded in Plat Book 12 page 194.

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:

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

(Entity Name)

Brian Clifford Cole (SEAL)
BRIAN CLIFFORD COLE

By: _____
Title: _____

Jessica Rockwell Cole (SEAL)
JESSICA ROCKWELL COLE

By: _____
Title: _____

(SEAL)

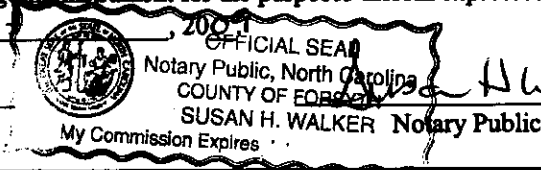
By: _____
Title: _____

(SEAL)

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that BRIAN CLIFFORD COLE and wife, JESSICA ROCKWELL COLE 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 21 day of August, 2004

My Commission Expires: 7-23-10



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