



2009039358 00252

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX
\$259.00

PRESENTED & RECORDED:
08-31-2009 02:56:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 2910
PG: 2267-2268

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 259.00

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

Mail/Box to: GRANTEES @ 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 26th day of August, 2009, by and between

GRANTOR	GRANTEE
SONIA JEAN DOWNING-HENSEL	JOAO LUIZ CARVALHO SPERB and wife, ANDREA ERCILIA SELBACH SCHMITZ 3725 WHITEHAVEN 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 lot or parcel of land situated in the City of WINSTON-SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 21 OF THE SUBDIVISION KNOWN AS FORSYTH FOREST, AS SHOWN ON THE MAP THEREOF RECORDED IN PLAT BOOK 21, PAGE 49, REFERENCE TO SAID MAP BEING HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2551 page 2898.

A map showing the above described property is recorded in Plat Book 21 page 49.

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) _____ *Sonia Jean Downing-Hensel* (SEAL)
SONIA JEAN DOWNING-HENSEL

By: _____ (SEAL)
Title: _____

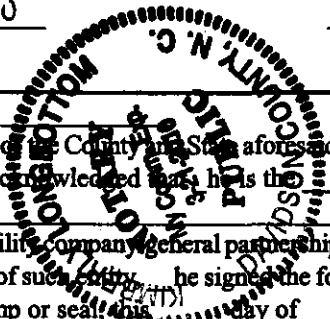
By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that SONIA JEAN DOWNING-HENSEL 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 21st day of August, 2009

My Commission Expires: 3-21-2010 *Jacely Jell*
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.

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