



2009047052 00013

FORSYTH CO, NC FEE \$22.00
 STATE OF NC REAL ESTATE EXTX
\$258.00

PRESENTED & RECORDED:
 10-28-2009 09:31:00 AM

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

BK: RE 2918
PG: 1596-1597

Excise Tax: \$258.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: Lot: 44 Parcel Identifier No. 5981-92-1908.00
 Prepared by: BROCK & SCOTT, PLLC

This instrument prepared by Brock & Scott, PLLC, a licensed North Carolina attorney. Delinquent taxes if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceeds.

Return to: GRANTEE

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Brief description for the Index

Lot No. 44, "The Meadows, Section 3"

Property address: 3581 MERRY RIDGE RD, TOBACCOVILLE, NC 27050

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

GRANTOR	GRANTEE
RONALD K. SUGGS and wife, DIANA B. SUGGS	REGINALD A. ANDERSON and wife, ALLISON M. ANDERSON
	Mailing address; 3581 Merry Ridge Rd Tobaccoville, NC 27050

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 FORSYTH County, North Carolina and more particularly described as follows:

BEING all of Lot No. 44 as shown on a recorded plat entitled "The Meadows, Section 3" as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants recorded in Deed Book 1414, Page 0012, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at **Book 1703 Page 4097**.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

Ronald K. Suggs (SEAL)
RONALD K. SUGGS

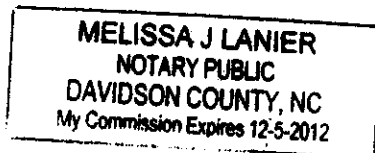
Diana B. Suggs (SEAL)
DIANA B. SUGGS

State of NORTH CAROLINA

County of Forsyth

I, Melissa J. Lanier, a Notary Public for Davidson County, North Carolina, do certify that **RONALD K. SUGGS** and **DIANA B. SUGGS** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 day of October 2009.



Melissa J. Lanier
NOTARY PUBLIC

My Commission expires: 12-5-2012

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