



2009050479 00210

FORSYTH CO, NC FEE \$22.00
 STATE OF NC REAL ESTATE EXT
\$938.00

PRESENTED & RECORDED:
 11-20-2009 03:32:00 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: E. NAVARRO
 DPTY

BK: RE 2922

PG: 214-215

Do not write above this line

Excise Tax: \$ 938.00	Tax Block 6371, Lot 305	Parcel ID: 6807-74-7604.00
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Mail after recording to: Grantee, 3966 Burning Tree Lane, Winston-Salem, NC 27106

This instrument was prepared by: Stafford R. Peebles, Jr.

*69

Brief description for the index:

Lot 305, Greenbrier Farm, Phase V, Section I

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 18th day of November, 2008, by and between

<p>GRANTOR</p> <p>MATTHEW A. TURNER and wife, CHRISTEEN S. TURNER</p>	<p>GRANTEE</p> <p>Charles J. Wondra II and wife, Vanessa Wondra 3699 Burning Tree Lane Winston-Salem, N.C. 27106</p>
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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 Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 305, as shown on a map entitled GREENBRIER FARM, PHASE V, SECTION I, and recorded in Plat Book 45 at Pages 78 and 79 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

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. Title to the property hereinabove described is subject to the following exceptions: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

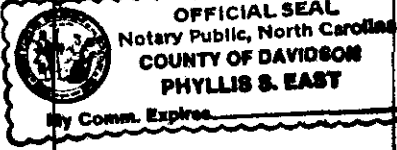
IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

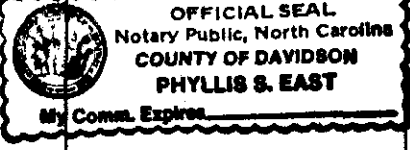
Matthew A. Turner (SEAL)
MATTHEW A. TURNER

Christeen S. Turner (SEAL)
CHRISTEEN S. TURNER

(SEAL)

(SEAL)

	STATE OF <u>NORTH CAROLINA</u> - _____ COUNTY <u>FORSYTH</u> PHYLLIS S. EAST , a Notary Public of <u>DAVIDSON</u> County, North Carolina, certify that <u>MATTHEW A. TURNER</u> personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>22</u> day of <u>Dec</u> , 2008. My Commission Expires: <u>11/20/2011</u> <u>Phyllis S East</u> Notary Public
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	STATE OF <u>NORTH CAROLINA</u> - _____ COUNTY <u>FORSYTH</u> I, PHYLLIS S. EAST , a Notary Public of <u>DAVIDSON</u> County, North Carolina, certify that <u>CHRISTEEN S. TURNER</u> personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>22</u> day of <u>Dec</u> , 2008. My Commission Expires: <u>11/20/2011</u> <u>Phyllis S East</u> Notary Public
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