



**2010003640 00209**  
 FORSYTH CO, NC FEE \$22.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 01-29-2010 04:39:00 PM

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

**BK: RE 2931**  
**PG: 1949-1950**

ENVELOPE

Mail deed and tax bills to Grantee: **108 Asbury Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284  
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: NTC

Brief description: **Lot 1, Asbury Forest**

NORTH CAROLINA  
 FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 29<sup>th</sup> day of January 2010, by and between:

<p><b>GRANTOR:</b></p> <p><b>RICHARD ELI HEDRICK, SR. (unmarried) and MARY ANN FERGUSON (unmarried)</b></p> <p>Grantor address:  <b>108 Asbury Drive                  Kernersville, NC 27284</b></p>	<p><b>GRANTEE:</b></p> <p><b>RICHARD ELI HEDRICK, SR. and MARY ANN FERGUSON as joint tenants with right of survivorship (and not as tenants in common)</b></p> <p>Grantee address:  <b>108 Asbury Drive                  Kernersville, NC 27284</b></p>
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The property conveyed does include the primary residence of the Grantor.

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 KNOWN AND DESIGNATED as **Lot 1 of Asbury Forest**, a map and plat of which is recorded in **Plat Book 26, Page 168** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 2766, Page 1761, Forsyth County Registry and is designated as Tax PIN 6876-69-7199.00 (Block 5345B, Lot 001) on the Forsyth County tax maps.

Property Address: **108 Asbury Drive, Kernersville, NC 27284**

**Purpose:** The purpose of this deed is to create a joint tenancy with right of survivorship in Richard Eli Hedrick, Sr. and Mary Ann Ferguson.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Richard Eli Hedrick, Sr. (Seal)  
Richard Eli Hedrick, Sr. (unmarried)

Mary Ann Ferguson (Seal)  
Mary Ann Ferguson (unmarried)

North Carolina, Forsyth County  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
**Richard Eli Hedrick, Sr. and Mary Ann Ferguson**

January 29, 2010.  
Carol P. Huff  
Notary Public  
Print/Type Name: Carol P. Huff  
My Commission Expires: 11-30-2010

Place notary seal below this line:  
