



2010007987 00162
FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
03-05-2010 12:50:00 PM

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

BK: RE 2935
PG: 2980-2982

#114

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 5345U 007 _____ Verified by _____ County on the _____ day of _____, 20__

By: MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW _____

Mail/Box to: 305 Asbury Drive, Kernersville, NC 27284

This instrument was prepared by: Michael C. Hall, Esq. CowanGates PC

Brief description for the Index: Lot #7, "Wesley Park"

THIS DEED made this 26th day of February, 2010, by and between

GRANTORS

GRANTEES

**Charles Kevin Bugg
and wife, Lisa R. Bugg**

Dolores F. Rinaldi, widow

**Charles Kevin Bugg
and wife, Lisa R. Bugg**

Mailing & Property Address:
305 Asbury Drive
Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Grantees as tenants by the entirety with full rights of survivorship as at common law, and not as tenants in common, all that certain lot or parcel of land situated in the City of Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 7 of "WESLEY PARK", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 40 at Page 72, reference to which is hereby made for amore particular description.

Any Lot(s) herein conveyed which is/are a part of Wesley Park shall be subject to the Plan of Development as the same is recorded in Book 1980 at Page 3339, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot(s) which are herein conveyed and are a part of Wesley Park, the Grantee and each of them acknowledge that the Lot(s) above-described as a part of Wesley Park is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of Wesley Park Homeowner's Association so long as the Grantee and each of them shall own the above-described Lot(s) or any lot(s) in Wesley Park; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to tome pursuant to the terms of the Plan of Development as referred to above.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2676 page 2838.

A map showing the above described property is recorded in Plat Book 40 page 72.

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:

Easements, rights of way and restrictions of record, if any, and such matters as would be shown by a current and accurate survey of the said property.

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

Charles Kevin Bugg (SEAL)
CHARLES KEVIN BUGG

Lisa R. Bugg (SEAL)
LISA R. BUGG

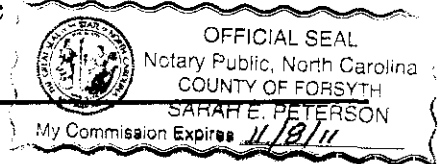
Dolores F. Rinaldi (SEAL)
DOLORES F. RINALDI

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **CHARLES KEVIN BUGG** personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of FEBRUARY, 2010.

Sarah E. Peterson
Notary Public

My Commission Expires: 11/3/11

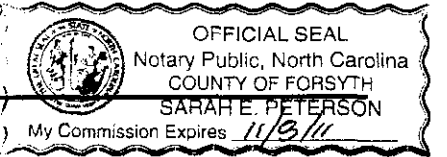


State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **LISA R. BUGG** personally appeared before me this day and having first provided me with satisfactory proof of her identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of FEBRUARY, 2010.

Sarah E. Peterson
Notary Public

My Commission Expires: 11/3/11



State of Virginia - County of Chesterfield

I, the undersigned Notary Public of the County and State aforesaid, certify that **DOLORES F. RINALDI**, widow, personally appeared before me this day and having first provided me with satisfactory proof of her identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of February, 2010.

Amy R. Norman
Notary Public

My Commission Expires: 04-30-2013

