



2010011433 00026

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$410.00

PRESENTED & RECORDED:
03-31-2010 08:50:00 AM

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

BK: RE 2939

PG: 438-440

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 410.00

Parcel Identifier No. 5883-97-1386.00 Verified by Forsyth County on the _____ day of _____, 20____.
By: _____

Mail/Box to: Grantee, 405 Craver Pointe Drive, Clemmons, NC 27012
This instrument was prepared by : McMillan & Terry, PA (GK)
Brief description for the index: Lot 30, Village Club, Sec. 1-A, ,

THIS DEED made this 30th day of March, 2010, by and between

GRANTOR	GRANTEE
Stephanus C. Opperman and spouse, Martha A. Opperman	Claudine Melendez, Unmarried
	Property Address: 405 Craver Pointe Drive Clemmons, NC 27012

Enter in appropriate box 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 Grantee in fee simple, all that certain lot or parcel of land situated in the City of Clemmons, Clemmons Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2574, Page 543.

A map showing the above described property is recorded in Plat Book 38, Page 115.

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:

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

All such valid and enforceable easements, restrictions and rights of way of record and the lien of *ad valorem* taxes for the current year which the grantee herein assumes and agrees to pay.

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

Stephanus C. Opperman (SEAL)
Stephanus C. Opperman

Martha A. Opperman (SEAL)
Martha A. Opperman

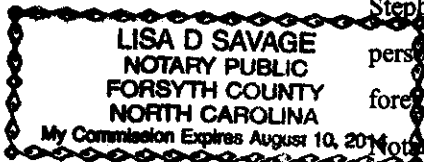
____ (SEAL)

____ (SEAL)

SEAL-STAMP

State of NORTH CAROLINA - County of Forsyth

I, the undersigned Notary Public of Forsyth County and State aforesaid, certify that Stephanus C. Opperman either personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary execution of the foregoing instrument by he/she/they for the purposes stated therein. Witness my hand and



Notarial stamp or seal this 8 day of FEBRUARY, 2010.

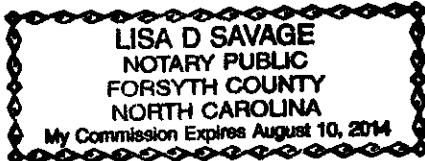
My Commission Expires: August 10, 2014

Notary Public
Notary's Name: Lisa D. Savage

SEAL-STAMP

State of NORTH CAROLINA - County of Forsyth

I, the undersigned Notary Public of Forsyth County and State aforesaid, certify that Martha A. Opperman either personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary execution of the foregoing instrument by he/she/they for the purposes stated therein. Witness my hand and Notarial stamp or seal this



seal this 8 day of FEBRUARY, 2010.

My Commission Expires: August 10, 2014

Notary Public
Notary's Name: Lisa D. Savage

The following 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.

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

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 30, as shown on the map of VILLAGE CLUB SUBDIVISION, SECTION 1-A, as recorded in Plat Book 38, Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.