



2010012861 00154

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED:
04-09-2010 04:08:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 2940

PG: 2935-2936

Box 176

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$60.00

Tax Parcel Identifier: 6844-26-8904.00

Prepared by Patti D. Dobbins, Esq., *No title search requested or performed*

Mail after recording to: Grantee, 1431 Verdun St., Winston-Salem, NC 27107

Brief Description for the Index: Lot 8, C.F. Nissen Est.

THIS DEED made this 9th day of April, 2010, by and between

<u>GRANTOR(S)</u> KATHY LYNN WALL, Unmarried	<u>GRANTEE(S)</u> STEVE ALLEN LEVAN
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Property Address: 1431 Verdun Street, Winston-Salem, NC 27107

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.

WITNESSTH, 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 located on Verdun Street, and being Lot No. 8 on the map of C.F. NISSEN ESTATE Property as shown on map recorded in Plat Book 3, Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being also known as Lot No. 8 in Block 1806, Winston-Township, on the Forsyth County Tax Map.

The above described property was conveyed to Grantor by deed recorded in Book 1388, Page 870.

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:
Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of directors, the day and year first written above.

Kathy Lynn Wall (Seal)
KATHY LYNN WALL

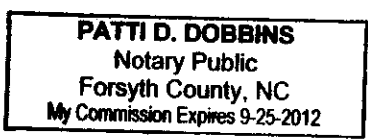
_____ (Seal)

STATE OF NC
COUNTY OF Forsyth

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: KATHY LYNN WALL, Grantor(s).

Date: 4-9-10

Patti D. Dobbins
Official Signature of Notary Public
Patti D. Dobbins
Printed or typed name of Notary Public
My Commission Expires: 4-25-2012



(Official Seal)