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FORSYTH CO, NC FEE \$22.00
 STATE OF NC REAL ESTATE EXT
 \$44.00

PRESENTED & RECORDED:

04-19-2010 04:31:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 2941

PG: 3648-3649

MAIL AFTER RECORDING TO: Grantee: *1741 Pitzer Rd., Danbury, NC 27016*
 THIS INSTRUMENT WAS PREPARED BY: MARK P. MOIR *(Box 125)*

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 17 day of April, 2010, by and between Jean A. Bolen (single), of (address) 733 Popes Creek Road, Kernersville, NC 27284 GRANTOR; and Zachary Stuart Yale and wife, Debra P. Yale, of 1741 Pitzer Road, Danbury, North Carolina 27016 GRANTEES.

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 Forsyth County, North Carolina and more particularly described as follows:

Fronting 55.3 feet on the North side of Patterson Avenue, and extending back northwardly 110 feet on the East line and 117.65 feet on the West line and being 13.4 feet across the back. The same known and designated as Lot 416 on the Plat of Columbia Heights extension as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 75, to which reference is hereby made for a more particular description.

Tax Block 1416; Tax Lot 416

Property Address: 1405 Gholson Avenue, Winston-Salem, NC 27107

/ If initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

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.

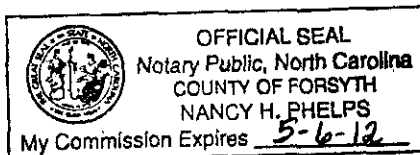
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Jean A. Bolen (Seal)
Jean A. Bolen

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:
Jean A. Bolen, Individually

Witness my hand and official stamp or seal, this 17 day of April, 2010.



Nancy H. Phelps
Notary Public: Nancy H Phelps
My commission expires: 5-6-12

(SEAL)