

**2010022250 00120**

FORSYTH CO, NC FEE \$22.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-15-2010 01:04:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: B. CAMPBELL

DPTY

BK: RE 2950**PG: 1860-1861**

#17

Excise Tax \$ Non taxable

***** No Title Search Requested Or Performed

This instrument was prepared by: **BILLY D. FRIENDE, JR., P.A.****NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made June 15, 2010 by and between

GRANTOR**VELMA H. FRIENDE (WIDOW)****543 W. 25TH STREET
WINSTON-SALEM, N.C. 27105****GRANTEE****BILLY D. FRIENDE, JR.****6013 ASHELY PARK DRIVE
KERNERSVILLE, N.C. 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 Grantee in fee simple, all that certain lot or parcel of land situated in the City of WINSTON-SALEM, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

Being known as Lot Number 4, as shown on the Map of MORWELL, Section 2, as recorded in Plat Book 5, Page 132, Office of the Register of Deeds of Forsyth County North Carolina.

The above property does contain the primary residence of the grantor.

The grantor reserves a Life estate interest in the above described property.

The above property herein above was acquired by Grantor by instruments recorded in Book 722 at Page 141.

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 herein above described is subject to the following exceptions:

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.

(Corporate Name)

Velma H. Friende (SEAL)
VELMA H. FRIENDE

By: _____

President

(SEAL)

ATTEST:

(SEAL)

Secretary

(SEAL)

STATE OF NORTH CAROLINA

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 either being personally known to me or proven by satisfactory evidence appeared before me this day.

VELMA H. FRIENDE

Date: June 15, 2010

Derika D. Webster
NOTARY PUBLIC

(Official Seal)

My Commission Expires: August 10, 2014

