



2010024485 00140

FORSYTH CO, NC FEE \$22.00  
STATE OF NC REAL ESTATE EXT  
\$750.00

PRESENTED & RECORDED:  
06-30-2010 11:57:00 AM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: B. CAMPBELL  
DPTY

**BK: RE 2952**  
**PG: 3911-3912**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$750.00

Parcel Identifier No. 6876-06-6077.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: **MAIL ALL FUTURE TAX BILLS TO MAILING ADDRESS BELOW**

Mail/Box to: **Grantee**

This instrument was prepared by: **Wendy H. James (NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)**

Brief description for the Index: **Lot 18 "CROYDEN"**

THIS DEED made this \_\_\_\_\_ day of June, 2010, by and between

GRANTOR	GRANTEE
<b>JEFFREY P. POWELL, JR. (WIDOWER)</b>	<b>D. W. STAFFORD AND WIFE, CAROL BRADLEY STAFFORD</b>
<b>Grantor Address: 452 Kenville Green Court Kernersville, North Carolina 27284</b>	<b>Grantee Address: 117 Croyden Drive Kernersville, North Carolina 27284</b>

**The property conveyed does include the primary residence of the Grantor**

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

**BEING KNOWN AND DESIGNATED as Lot Number 18 of "CROYDEN", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 33 at Page 53 and revised in Plat Book 33 at Page 56, reference to which is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2187 page 4908.

A map showing the above described property is recorded in Plat Book 33 page 53 and revised in Plat Book 33 at Page 56.

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:

**Subject to easements, restrictions and rights-of-way of record, if any, and 2010 Ad Valorem property taxes.**

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

\_\_\_\_\_  
(Entity Name)

*Jeffrey P. Powell, Jr.*  
\_\_\_\_\_  
JEFFREY P. POWELL, JR. (WIDOWER) (SEAL)

By: \_\_\_\_\_

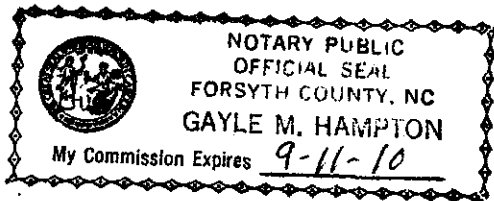
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **JEFFREY P. POWELL, JR. (WIDOWER)**, who is either known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.. Witness my hand and Notarial stamp or seal this 25<sup>th</sup> day of June, 2010.

My Commission Expires: \_\_\_\_\_



*Gayle M Hampton*  
\_\_\_\_\_  
Notary Public  
*Gayle M. Hampton*  
\_\_\_\_\_  
(Typed or printed name of Notary)