

2010029004 00110 FORSYTH CO, NC FEE \$25.00 STATE OF NC REAL ESTATE EXTX \$120.00 PRESENTED & RECORDED: 08-03-2010 02:28:00 PM

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

BK: RE 2957 PG: 2858-2860

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

By:

Parcel Identifier No. 6847-39-4539.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_

Mail/Box to: J. Scott O'Neal, Attorney at Law, 210 N. Main Street, Suite 210, Kernersville, NC 27284 Box 109

This instrument was prepared by: J. Scott O'Neal, Attorney at Law, 210 N. Main Street, Suite 210, Kernersville, NC 27284

Brief description for the Index: LOT 11-15, DAISY DEVELOPMENT

 THIS DEED made this \_\_\_\_\_\_ day of \_\_\_\_\_\_ August \_\_\_\_\_, 20<u>10</u> by and between

 GRANTOR
 GRANTEE

 Lee E. Buchanan and wife,
 Karl G. Reck, Unmarried

 Susan A. Bishop
 4955 Monte Vista Street

 2472 25th Avenue NE
 Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 <u>Winston-Salem</u>, <u>Middlefork #1</u> Township, <u>Forsyth</u> County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT(S) 11,12,13,14 AND 15, AS SHOWN ON THE MAP OF DAISY DEVELOPMENT (PROPERTY OF W.T. AND O.W. BAYES), WHICH MAP OS RECORDED IN PLAT BOOK 5, PAGE

DEVELOPMENT (PROPERTY OF W.T. AND O.W. BAYES), WHICH MAP OS RECORDED IN PLAT BOOK 9, FAG. 74, FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PROPERTY ADDRESS: 4955 MONTE VISTA ST., W-S, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2236 page 3683

All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_5 \_\_\_ page \_\_\_\_74\_\_\_.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010 Printed by Agreement with the NC Bar Association 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. Ad Valorem taxes for current year prorated to the date of closing.

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

	Ref E. Duckan (SEA
(Entity Name)	Print/Type Name: Lee E. Buchanan
By:	
Delut Cherry Marrie & Titlet	(SEA
Print/Type Name & Title:	
By:	(SE
Print/Type Name & Title:	Print/Type Name:
_	(SE
By: Print/Type Name & Title:	
State of North Carolina - County or City of F	consyth Catawba
I, the undersigned Notary Public of the County or	City of Forsyth and State aforesaid, certify that Lee E.
Buchanan	personally appeared before me this day
acknowledged the due execution of the foregoing instrument	t for the purposes therein expressed. Witness my hand and Notarial stam
and this 20th day of Inly 20.30	
MCKerWVS	
MORENNE	arma Chennie
My Commission Expires June 26, 2013 (Artix Scal)	Norema Mckinney Notary Pu
My commission express worked a comment	Notary's Printed or Typed Name
(Attix Sear)	Hotaly a Timed of Typee Hume
	Actoria
State of North ZCAROLINA - County or City of _	Catauba
State of <u>Now Hardensigned Notary Public of the County or City of</u>	City of <u>Catawa</u> and State aforesaid, certify that
State of <u>Now Hock AcoliNA</u> - County or City of _ PUB the undersigned Notary Public of the County or <u>Lee El Buchanan</u>	City of <u>Catawa</u> and State aforesaid, certify that
State of <u>Nowth Earolina</u> - County or City of _ PUB the understaned Notary Public of the County or <u>Lee E. Buchanan</u> Of	City of <u>Catawa</u> and State aforesaid, certify that
State of <u>Now Hoc Arcolina</u> - County or City of _ PUB the undersigned Notary Public of the County or <u>Lee E Buchanan</u> <u>Awa County</u> of comportion/itmited liability company/general partnership/li	City of <u>Catawa</u> and State aforesaid, certify that
State of <u>Now Public of the County or City of</u> PIIB the undersigned Notary Public of the County or	City of <u>Catawa</u> and State aforesaid, certify that
composition view is a state of such entity,he signed the for	City of <u>Coffeetr</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. With
State of <u>Marshin EncoliNA</u> - County or City of _ PUB the undersigned Notary Public of the County or <u>Lee Elouchanan</u> of composition/infited liability company/general partnership/lid duly given and as the act of such entity,he signed the for my hand and Notarial stamp or seal, this day of	City of <u>Coffeetr</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. Without
composition view is a state of such entity,he signed the for	City of <u>Coffactor</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. With
composition with the diability company/general partnership/li duly given and as the act of such entity,he signed the for my hand and Notarial stamp or seal, this day of	City of <u>Cafawka</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. With , 20 Notary Pu
Completing the liability company/general partnership/li duly given and as the act of such entity,he signed the for my hand and Notarial stamp or seal, this day of My Commission Expires:	City of <u>Coffactor</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. With
Completing the liability company/general partnership/li duly given and as the act of such entity,he signed the for my hand and Notarial stamp or seal, this day of My Commission Expires: (Affix Seal)	City of <u>Colouina</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. Witho , 20 Notary Pu Notary Pu 
Composition/limited liability company/general partnership/li         duly given and as the act of such entity,he signed the for         my hand and Notarial stamp or seal, this day of         My Commission Expires:         (Affix Seal)	City of <u>Cafawka</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. With , 20 Notary Pu Notary Pu Notary Pu
Composition/limited liability company/general partnership/li         duly given and as the act of such entity,he signed the for         my hand and Notarial stamp or seal, this day of         My Commission Expires:         (Affix Seal)	City of <u>Cafawka</u> and State aforesaid, certify that personally came before me this day and acknowledged that _he is , a North Carolina or imited partnership (strike through the inapplicable), and that by author regoing instrument in its name on its behalf as its act and deed. Without , 20 Notary Pu Notary Pu Notary Pu
Composition/limited liability company/general partnership/li         duly given and as the act of such entity,he signed the for         my hand and Notarial stamp or seal, this day of         My Commission Expires:         (Affix Seal)	City of <u>Cafawta</u> and State aforesaid, certify that 
Composition Vitability company/general partnership/lid         duly given and as the act of such entity,he signed the for         my hand and Notarial stamp or seal, this day of         My Commission Expires:         (Affix Seal)         State of County or City of         I, the undersigned Notary Public of the County or City of	City of <u>Cafawta</u> and State aforesaid, certify that 
Compositive liability company/general partnership/liduly given and as the act of such entity,he signed the for my hand and Notarial stamp or seal, this day of         My Commission Expires:         (Affix Seal)         State of County or City of         I, the undersigned Notary Public of the County or C         Witness my hand and Notarial stamp or seal, this day	City of <u>Cafawka</u> and State aforesaid, certify that 
Composition Liability company/general partnership/liability company/general partnership/liability given and as the act of such entity,he signed the for my hand and Notarial stamp or seal, this day of         My Commission Expires:         (Affix Seal)         State of County or City of         I, the undersigned Notary Public of the County or City of	City of <u>Caffactor</u> and State aforesaid, certify that 

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. Ad Valorem taxes for current year prorated to the date of closing.

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

	(SEAL)	
(Entity Name)	Print/Type Name: Lee E. Buchanan	
By:	(SEAL)	
Print/Type Name & Title:	Print/Type Name: SUSAN A. Bishop	
<b>B</b> are	Suson C. Chi (SEAL)	
By: Print/Type Name & Title:	Print/Type Name:	
Ru	(SEAL)	
By: Print/Type Name & Title:	Print/Type Name:	
State of North Carolina - County or City of Fors	vth	
I. the undersigned Notary Public of the County or City	y of Forsyth and State aforesaid, certify that Lee E.	
Ruchanan	personally appeared before me this day and	
acknowledged the due execution of the foregoing instrument for seal this 20th day of, 2010.	the purposes therein expressed. Witness my hand and Notarial stamp or	
My Commission Expires:	Notary Public	
(Affix Scal)	Notary's Printed or Typed Name	
oorporation/limited liability company/general partnership/limit duly given and as the act of such entity, <u>s</u> he signed the forego my hand and Notarial stamp or seal, this <u>30</u> day of <u>m</u> My Commission Expires: <u>http://www.li.2012</u> (Affix Seal)	Mel155a Canfreld Mel155a Canfreld Notary's Printed or Typed Name	
State of County or City of	of and State aforesaid, certify that	
Witness my hand and Notarial stamp or seal, this day of	· · · · · · · · · · · · · · · · · · ·	
My Commission Expires:	Notary Public	
(Affix Seal)	Notary's Printed or Typed Name	
NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010 Printed by Agreement with the NC Bar Association	MELISSA CANFIELD NOTARY PUBLIC fecklenburg County, North Carolina y Commission Expires July 1, 2012	