



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 DEEDSBY: RANDY L. SMITH
DPT

BK: RE 2957

PG: 2858-2860

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

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

By: _____

Mail/Box to: J. Scott O'Neal, Attorney at Law, 210 N. Main Street, Suite 210, Kernersville, NC 27284 Box 109This instrument was prepared by: J. Scott O'Neal, Attorney at Law, 210 N. Main Street, Suite 210, Kernersville, NC 27284Brief description for the Index: LOT 11-15, DAISY DEVELOPMENTTHIS DEED made this 2nd day of August, 2010 by and between

GRANTOR

Lee E. Buchanan and wife,
Susan A. Bishop
2472 25th Avenue NE
Hickory, NC 28601

GRANTEE

Karl G. Reck, Unmarried
4955 Monte Vista Street
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 Winston-Salem, Middlefork #1 Township, Forsyth 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 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.

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.

(Entity Name) Lee E. Buchanan (SEAL)
Print/Type Name: Lee E. Buchanan

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Forsyth 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 and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of July, 2010.

My Commission Expires June 26, 2013
(Affix Seal)

Norma McKinney
Notary's Printed or Typed Name

State of North Carolina - County or City of Catawba
I, the undersigned Notary Public of the County or City of Catawba and State aforesaid, certify that Lee E. Buchanan personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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.

_____	(Entity Name)	_____ (SEAL)
By: _____		Print/Type Name: Lee E. Buchanan
Print/Type Name & Title: _____		_____ (SEAL)
By: _____		Print/Type Name: SUSAN A. BISHOP
Print/Type Name & Title: _____		_____ (SEAL)
By: _____		Print/Type Name: _____
Print/Type Name & Title: _____		_____ (SEAL)

State of North Carolina - County or City of Forsyth

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 and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of July, 2010.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of NORTH CAROLINA - County or City of MECKLENBURG

I, the undersigned Notary Public of the County or City of Mecklenburg and State aforesaid, certify that SUSAN A. BISHOP personally came before me this day and acknowledged that she is the SPOUSE of LEE E. BUCHANAN, a North Carolina or SA CA corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable) and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30th day of July, 2010.

My Commission Expires: July 1, 2012
(Affix Seal)

Melissa Canfield
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

