
2010039348 00167

 FORSYTH CO, NC FEE \$22.00
 STATE OF NC REAL ESTATE EXT
\$282.00

 PRESENTED & RECORDED:
10-13-2010 04:49:58 PM

 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: C MCCUMMINGS
 DPTY

BK: RE 2969
PG: 333-334

ENVELOPE

 Mail deed and tax bills to Grantee: **2808 Bobby Lane, Kernersville, NC 27284**

 Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$282.00

 Brief description: **Lot 14, Dwiggins Hills**

GENERAL WARRANTY DEED

 THIS DEED made this 8th day of October, 2010, by and between:

GRANTOR: JONATHAN C. MAXWELL (unmarried) Grantor address: 102 Havenstraat Street Kernersville, NC 27284	GRANTEE: KATHRYN L. BEESON and MATTHEW DWAYNE HAMM Grantee address: 2808 Bobby Lane Kernersville, NC 27284
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The property conveyed does include the primary residence of the Grantor.

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:

BEING KNOWN AND DESIGNATED as **Lot 14 of Dwiggins Hills**, a map and plat of which is recorded in **Plat Book 20, Page 58** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 2820, Page 3159, Forsyth County Registry and is designated as Tax PIN 6897-07-2689.00 (Block 5371, Lot 014) on the Forsyth County tax maps

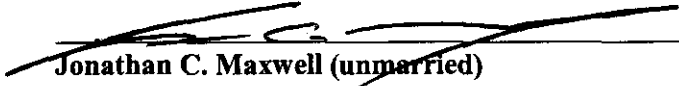
 Property Address: **2808 Bobby Lane, Kernersville, NC 27284**

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Jonathan C. Maxwell (unmarried)

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:

Jonathan C. Maxwell

October 8, 2010.

Place notary seal below this line:

Kimberly W. Hernandez
Notary Public
Print/Type Name: Kimberly W. Hernandez
My Commission Expires: July 25, 2015

KIMBERLY W. HERNANDEZ
Notary Public - North Carolina
Forsyth County