



**2010039349 00168**  
 FORSYTH CO, NC FEE \$22.00

**NO TAXABLE CONSIDERATION**

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

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

**BK: RE 2969**  
**PG: 335-336**

## 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: NTC

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

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13<sup>th</sup> day of October, 2010, by and between:

|                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GRANTOR:</b></p> <p><b>KATHRYN L. BEESON (unmarried)</b><br/> <b>and</b><br/> <b>MATTHEW DWAYNE HAMM (unmarried)</b></p> <p>Grantor address:<br/>       2808 Bobby Lane<br/>       Kernersville, NC 27284</p> | <p><b>GRANTEE:</b></p> <p><b>KATHRYN L. BEESON</b><br/> <b>and</b><br/> <b>MATTHEW DWAYNE HAMM</b><br/> <b>as joint tenants with right of survivorship</b><br/> <b>(and not as tenants in common)</b></p> <p>Grantee address:<br/>       2808 Bobby Lane<br/>       Kernersville, NC 27284</p> |
| <p>The property conveyed includes the primary residence of the Grantor.</p>                                                                                                                                         |                                                                                                                                                                                                                                                                                                |

### 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 2437, Forsyth County Registry and is designated as Tax PIN 6897-07-2689.00 (Block 5371, Lot 014) 09800007 on the Forsyth County tax maps.

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

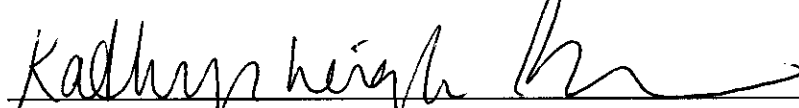
**Purpose:** The purpose of this deed is to create a joint tenancy with right of survivorship in Kathryn L. Beeson and Matthew Dwayne Hamm.

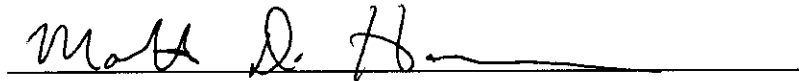
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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)  
**Kathryn L. Beeson (unmarried)**

 (Seal)  
**Matthew Dwayne Hamm (unmarried)**

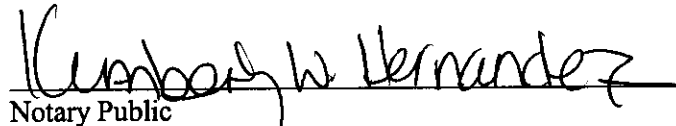
North Carolina, Forsyth County

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

**Kathryn L. Beeson and Matthew Dwayne Hamm**

October 13, 2010.

Place notary seal below this line:

  
 Notary Public

Print/Type Name: Kimberly W. Hernandez

**KIMBERLY W. HERNANDEZ**  
 Notary Public - North Carolina  
 Forsyth County

My Commission Expires: July 25, 2015