



2010039765 00105

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$336.00

PRESENTED & RECORDED:
10-15-2010 02:22:07 PM

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

ENVELOPE

BK: RE 2969

PG: 2472-2474

NORTH CAROLINA GENERAL WARRANTY DEED

W:\DOCSZ-REALPR\DEED\Warranty-Misc Types\A-NC Bar-Doc Prep - 2002 Form (Current Form)\WD-2010\FRS-Adkins Lot 59, Pine Knolls-09-02-10.Docx

Mail to: Grantee at the address set out hereinbelow.

This instrument was prepared by: Harry A. Boles, Attorney and Counselor at Law, 115 S. Main Street, Kernersville, NC 27284

Excise Tax Determined by Grantor: \$ 336⁰⁰
Excise Stamps paid to Register of Deeds: \$ 336⁰⁰ Verified by _____, or as shown in Stamp above
Statement from Grantor concerning Primary Residence: The property conveyed herein was/was not (circle one) the Primary Residence of the Grantor.

Excise Stamps and status of Primary Residence verified by Grantor: _____ (initials of Grantor)

Tax Identification Data: Tax Lot 059 (PIN 6888-68-3976.00), Block 5253 on Tax Map 684886

Brief description for the Index: Lot 59, Pine Knolls, Plat Book 23 at Page 191

THIS DEED made this 2nd day of September, 2010, by and between

GRANTOR	GRANTEE
FRED J. ADKINS, JR. and wife, LAURIE P. ADKINS	NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., A Delaware Corporation
Mailing Address for all Grantors:	Mailing Address for all Grantee: 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024
	Property Address: 1110 Foxfire Road Kernersville, NC

Enter in appropriate block for each party; name, 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, by the Grantor, has and by these presents grants, bargains, sells and conveys unto the Grantee in fee simple, all that certain lot or parcel of land situated in Kernersville Township, Forsyth County, North Carolina, which is more particularly described as follows:

See Property Description attached hereto as Exhibit A which is incorporated herein by reference:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2079 at Page 2818.

A map showing the above-described property is recorded in Plat Book 23 Page 191.

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.

Grantor covenants with the Grantee, that he 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 he will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements and restrictions of record, if any; and
2. The current years *ad valorem* property taxes to be prorated between the Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors or by authority of the Operating Agreement, the day and year first above written.

Fred J. Adkins, Jr. (SEAL)
 FRED J. ADKINS, JR.
Laurie P. Adkins (SEAL)
 LAURIE P. ADKINS

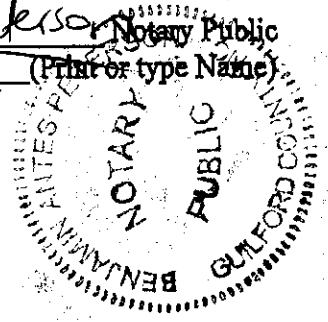
NORTH CAROLINA)

COUNTY OF Guilford

I, Benjamin Antes Peterson a Notary Public of Guilford County, State of North Carolina certify that FRED J. ADKINS, JR, Married, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11 day of September, 2010.

Benjamin Antes Peterson Notary Public
 (Print or type Name)
Benjamin Antes Peterson
 Notary Public



My Commission Expires:
June 15, 2011.

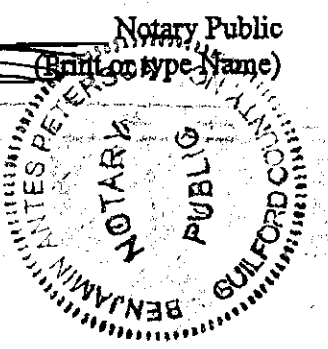
NORTH CAROLINA)

COUNTY OF Guilford

I, Benjamin Antes Peterson a Notary Public of Guilford County, State of North Carolina certify that LAURIE P. ADKINS, Married, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11 day of September, 2010.

Benjamin Antes Peterson Notary Public
 (Print or type Name)
Benjamin Antes Peterson
 Notary Public



My Commission Expires:
June 15, 2011.

EXHIBIT A

Property Description

(10-160/4281; Adkins/FRS) Being a tract or parcel of real property lying in Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 59 of Pine Knolls subdivision as shown on a plat map of same recorded in **Plat Book 23, at Page 191**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof.

The above-described property is known on the Forsyth County Tax Maps as Tax Lot 59 (PIN Number 6888-68-3976.00), Block 5253 on Tax Map Number 684886 and is further the same property as that property described in the conveyance recorded in Book 2079 at Page 2818 of the Forsyth County, North Carolina, Registry.