



2010048612 00084

FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-14-2010 12:57:58 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH
DPT

BK: RE 2980

PG: 389-391

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: no consideration

Parcel Identifier No. 6816-73-7511.00 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: Steven J. Crowell, 7250 Pellinore Drive, Pfafftown, NC 27040This instrument was prepared by: Steven J. Crowell, attorneyBrief description for the Index: 3430 Buena Vista RoadTHIS DEED made this 10th day of September, 2010, by and between

GRANTOR

Joseph P. Annecelli, and wife,
Mary L. Annecelli

GRANTEE

Mary L. Annecelli, Trustee of the
Mary L. Annecelli Trust dated
September 10, 2010

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, 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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:See EXHIBIT A which is attached hereto and incorporated herein by reference.The property hereinabove described was acquired by Grantor by instrument recorded in Book 1023 page 353.A map showing the above described property is recorded in Plat Book 3 page 56A.

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:

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

(Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

Joseph P. Annecelli (SEAL)
Joseph P. Annecelli

Mary L. Annecelli (SEAL)
Mary L. Annecelli

USE BLACK INK ONLY

SEAL/STAMP

State of North Carolina - County of Forsyth

Steven J. Crowell
Notary Public
Forsyth County
State of North Carolina
My Commission Expires Feb. 22, 2013

I, the undersigned Notary Public of the County and State aforesaid, certify that Joseph P. Annecelli and Mary L. Annecelli 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 10th day of September, 2010

My Commission Expires: 02/22/2013

Steven J. Crowell
Notary Public

SEAL/STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ 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 each 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: _____

Notary Public

SEAL/STAMP

State of North Carolina - County of _____

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

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

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT A

Being known and designated as Lot Nos. 33, 34, 35, 36, 37, 38 and 39, Block E, as shown on the Map of Englewood, same being of record in Plat Book 3, Page 56A, in the office of the Register of Deeds, Forsyth County, North Carolina, to which plat reference is made for a more particular description.

This coveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constrictive notice thereof.