



2010048697 00169
 FORSYTH CO, NC FEE \$22.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 12-14-2010 03:37:41 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 ASST

BK: RE 2980
PG: 852-853

ENVELOPE

Mail deed and tax bills to Grantee: **108 Asbury Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: NTC

Brief description: **Lot 1, Asbury Forest**

NORTH CAROLINA
 FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 13th day of December, 2010, by and between:

GRANTOR: MARY ANN FERGUSON (unmarried) Grantor address: 108 Asbury Drive Kernersville, NC 27284	GRANTEE: MARY ANN FERGUSON Grantee address: 108 Asbury Drive Kernersville, NC 27284
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 1 of Asbury Forest**, a map and plat of which is recorded in **Plat Book 26, Page 168** 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 2766, Page 1761 and Book 2931, Page 1949, Forsyth County Registry and is designated as Tax PIN 6876-69-7199.00 (Block 5345B, Lot 001) on the Forsyth County tax maps.

Property Address: **108 Asbury Drive, Kernersville, NC 27284**

Title History: Richard Eli Hedrick, Sr. and Mary Ann Ferguson acquired this property as joint tenants with right of survivorship by deeds recorded in Book 2766, Page 1761 and Book 2931, Page 1949, Forsyth County Registry. Richard Eli Hedrick, Sr. died in Forsyth County on November 28, 2010. The purpose of this deed is to clarify the ownership and tax records to reflect Mary Ann Ferguson as the sole and current owner of this property. There is no transfer of title.

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.

Mary Ann Ferguson (Seal)
Mary Ann Ferguson (unmarried)

North Carolina, Guilford 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:

Mary Ann Ferguson

December 13, 2010

Place notary seal below this line:

Susan Bennett

Notary Public
Print/Type Name: Susan Bennett

My Commission Expires: 8-5-2012

