



2011029511 00091

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$7.00

PRESENTED & RECORDED
08-05-2011 12:03:44 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: E. NAVARRO
DPTY

BK: RE 3013
PG: 4104-4105

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7.00

Parcel Identifier No. 6836-71-9609.00 Verified by _____ County on the ____ day of _____, 20__

By: Box 7B

Mail/Box to: Grantee@ 1145 Castlegate Dr., Winston-Salem, NC 27103

NO TITLE SEARCH REQUESTED NOR PERFORMED

This instrument was prepared by: Scott K. Burger, Esq.

Brief description for the Index: 1314 Jackson Ave.

THIS DEED made this 5th day of August, 2011, by and between

GRANTOR	GRANTEE
SOUTHERN COMMUNITY BANK AND TRUST, a North Carolina Banking Corporation	CASSANDRA MASSENBURG and STACEY SKRADSKI
4605 Country Club Road Winston-Salem, NC 27104	<u>1145 Castlegate Dr. Winston-Salem, NC 27103</u>

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 Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Being Lot No. 22 as shown on the plat of Eastern Heights as recorded in Book 73, Page 546 in the office of the Register of Deeds of Forsyth County, North Carolina. (Deed Book 175, Page 234). Being the same as that described in Deed Book 1343, Page 734, Public Registry of Forsyth County, North Carolina.

None of the Property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants that it is seized and possessed of the Property and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further. Title to the Property hereinabove described is subject to the following exceptions:

- (a) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (b) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (c) All presently recorded instruments (other than liens and conveyances by, through or under the Seller) that affect the Property and any portion(s) thereof;
- (d) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee assumes; and
- (e) Any conditions that would be revealed by a physical inspection and survey of the Property.

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

SOUTHERN COMMUNITY BANK AND TRUST

By: Wayne E. Reece
 Name: Wayne E. Reece
 Title: Vice-President

STATE OF NORTH CAROLINA)
)
 COUNTY OF Forsyth)

I Brandi B. Sumner certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Wayne E. Reece

Witness my hand and official seal, this the 3 day of August, 2011.

Brandi B. Sumner
 Notary Public
 My commission expires: August 26, 2013.

Brandi B. Sumner
 NOTARY PUBLIC
 Surry County, North Carolina