



2011037425 00238

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$830.00

PRESENTED & RECORDED:
09-30-2011 02:35:57 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3022
PG: 2097-2098

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 830.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6807-75-5264.00

Mail after recording to: BOX 24

This instrument was prepared by: The Law Office of Clint Calaway

THIS DEED made this 20 day of September, 2011 by and between

GRANTOR

DANIEL T. JOERRES and wife, ANNEMARIE F. JOERRES
3800 Hooper Avenue
Baltimore, MD 21211

GRANTEE

CHARLES MICHAEL POWERS and wife, STEPHANIE JELLISON POWERS
3716 Old Pfafftown Road
Winston-Salem, NC 27106

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 and more particularly described as follows:

BEING KNOWN and DESIGNATED as Lot No. 299, Greenbrier Farm, Phase 5, Section 1, according to the plat thereof, recorded in Plat Book 45, Page 79, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2838, Page 3050, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 45, Page 79, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

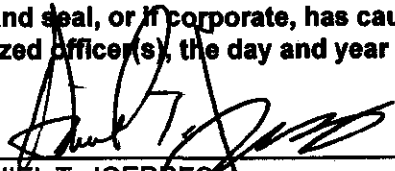
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 exceptions hereinafter stated.

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

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 officer(s), the day and year first above written.

(ENTITY NAME)



DANIEL T. JOERRES (SEAL)

By: _____
Title: _____



ANNEMARIE F. JOERRES (SEAL)

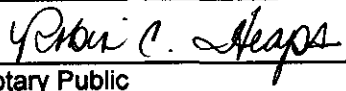
By: _____
Title: _____

(SEAL)

STATE OF MARYLAND COUNTY OF BALTIMORE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: DANIEL T. JOERRES and wife, ANNEMARIE F. JOERRES Witness my hand and official stamp or seal, this the 2ND day of SEPTEMBER, 2011.

My Commission Expires: 6/29/12



Notary Public

Print Notary Name: ROBIN C. HEAPS

STATE OF _____ COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

