



2011048053 00178

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED:
12-12-2011 03:27:32 PM

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

BK: RE 3034
PG: 268-269

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 280.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6803-37-6145.00

Mail after recording to: BOX 24

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

THIS DEED made this 1st day of December, 2011 by and between

GRANTOR

TIMOTHY J. CUNNINGHAM and wife, MICHAELA CUNNINGHAM
51336 W. Kinsley Lane
Maricopa, AZ 85139

GRANTEE

ERIN N. FORD and, MATHEW A. TROY
2820 Caraway Lane
Winston-Salem, NC 27103

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 40 as shown on the map of LITTLE CREEK PARK, which is recorded in Plat Book 22, Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference 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 2418, Page 5073, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 22, Page 15, 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)

[Signature] (SEAL)
TIMOTHY J. CUNNINGHAM

By: _____
Title: _____

[Signature] (SEAL)
MICHAELA CUNNINGHAM

By: _____
Title: _____

(SEAL)

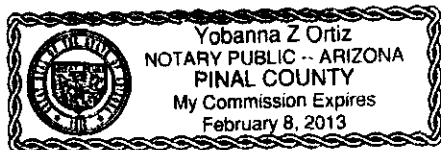
STATE OF Arizona COUNTY OF Pinal

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: TIMOTHY J. CUNNINGHAM and wife, MICHAELA CUNNINGHAM Witness my hand and official stamp or seal, this the 1st day of December, 2011.

My Commission Expires: 02/08/2013

[Signature]
Notary Public

Print Notary Name: Yobanna Z. Ortiz



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: _____