



2012007899 00168

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$408.00

PRESENTED & RECORDED:
02-23-2012 03:47:14 PM

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

BK: RE 3045
PG: 2168-2169

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$408.00

#153

Parcel Identifier No. Lot 240, Block 4208L Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee: 3680 Tanglebrook Trail, Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney, No title Search Requested, None Performed.

Brief description for the Index: Lots 240 Clemmons West, Section 5, PB 27, Pg 48

THIS DEED made this 14th day of February, 2012, by and between

GRANTOR

Larry A. Tesh (Divorced)
3789 Littlebrook Drive
Clemmons, NC 27012

GRANTEE

Bryant C. Galbaugh and wife,
Corey W. Galbaugh
3680 Tanglebrook Trail
Clemmons, NC 27012

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:

BEING KNOW AND DESIGNATED AS Lot 240, as shown on the Map of CLEMMONS WEST, Section 5, as recorded in Plat Book 27 at Page 48 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1401, Page 0731 and Book 2179, Page 2313.

All or a portion of the property herein conveyed x includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 27, Pg 48.

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: easements and restrictions of record; any violated zoning ordinances, if any; 2012 taxes are to be pro-rated.

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

Larry A. Tesh

(SEAL)

(Entity Name)

Print/Type Name: Larry A. Tesh

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

(SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Mic and State aforesaid, certify that Larry A. Tesh 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 20 day of February, 2012.

My Commission Expires: _____
(Affix Seal)

T. Daniel Womble

T. Daniel Womble Notary Public
Notary's Printed or Typed Name

