



2012009484 00193

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$368.00

PRESENTED & RECORDED:
 03-02-2012 03:11:38 PM

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

BK: RE 3047
PG: 1431-1432

Excise Tax: \$368.00

Tax Info: PIN 6864-79-2774.00 / Tax Block 5641E, Lot 003
 Mail deed & future tax bills to: Grantee(s) @ 1623 Jubilee Trail, Kernersville, NC 27284
 This instrument was prepared by: A. Gregory Schell, Attorney

Box 22

Brief Description for the index

Lot 3 of Sedge Lake Garden, Section One

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 1 day of March, 2012 by and between

GRANTOR	GRANTEE
<p>CARL HENRY PRIDDY, III, unmarried</p> <p>Grantor Address: 1560-B Conning Court, Kernersville, NC 27284</p>	<p>JAMES W. MILES and wife, ELLEN S. MILES</p> <p>Grantee Address: 1623 Jubilee Trail, Kernersville, NC 27284</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 KNOWN AND DESIGNATED as Lot Number 3 as shown on the map of SEDGE LAKE GARDEN, SECTION 1, as recorded in Plat Book 32, Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

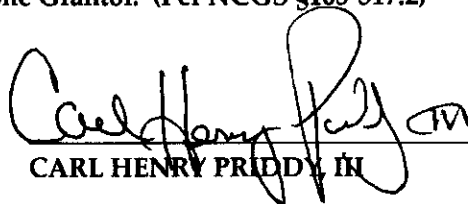
The property hereinabove described was acquired by Grantor by instrument recorded in Book 2811, Page 4388. A map showing the above described property is recorded in Plat Book 32, Page 2.

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: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2012 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

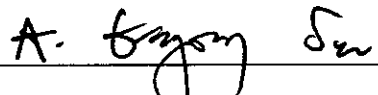
 (SEAL)
CARL HENRY PRIDDY, III

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
September 27, 2014

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that CARL HENRY PRIDDY, III, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and official stamp or seal, this the 1 day of March, 2012.


Notary Public: A. GREGORY SCHELL
Commission expires: 9/27/14