


2012044192 00014

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

10-05-2012 08:31:01 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPT

BK: RE 3084**PG: 298-299**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 200.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: ROBERSON, HAWORTH & REESE, P.L.L.C., P.O. Box 1550, High Point, NC 27261

This instrument was prepared by: Elizabeth M. Koonce, Attorney-at-Law

ENVELOPE

Brief description for the Index: 116 Cedarwood Trail

NO TITLE EXAMINATION REQUESTED OR PERFORMED

THIS DEED made this 27th day of September, 2012, by and between

| GRANTOR | GRANTEE |
|--|---|
| WILLIAM EARL POOLE, SR. And wife, ANNE W. POOLE 800 Carriage Crossing Lane, Apt. A Greensboro, NC 27140 | AUSTIN GURNEY 116 Cedarwood Trail High Point, NC 27265 |

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 Grantors, 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 their undivided interest in that certain lot or parcel of land situated in the Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

Being Lot No. 3, Block A, Section 1 of Cedarwood Hills Subdivision as recorded in Plat Book 23, at Page 47, Forsyth County, North Carolina Registry. See also Plat Book 14 at Page 67 in the Office of the Register of Deeds of Davidson County, North Carolina.

The above described property () does/(X) does not include the primary residence of the Grantor.

The property herein was acquired by Grantor by Deed recorded in Book 2849, Book 437, Book 1624, Page 874 and Estate of Alfred J. Poole, 03-E-2494, Guilford County.

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:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

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

 (SEAL)
WILLIAM EARL POOLE, SR.

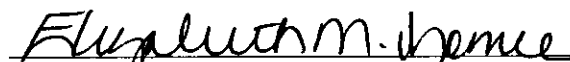
 (SEAL)
ANNE W. POOLE

State of North Carolina
County of Guilford

I, Elizabeth M. Koonce, a Notary Public of the County and State aforesaid, certify that the following person(s) who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, each acknowledging to me that he/she/they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

William Earl Poole, Sr.
Anne W. Poole

Date: September 28, 2012


Elizabeth M. Koonce, Notary Public
Notary's Printed or Typed Name

(Official/Notarial Seal)

My Commission Expires: 9-13-2016

