



2012057988 00273  
FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$660.00

PRESENTED & RECORDED:  
12-28-2012 04:33:44 PM

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

BK: RE 3099  
PG: 961-962

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$660.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5892-08-8052.00

**\*\*NO TITLE SEARCH REQUESTED OR PERFORMED\*\***

Mail after recording to: GRANTEE: 5124 SPIRAL WOOD DR., CLEMMONS, NC 27012

*Box 144*

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

THIS DEED made this 12<sup>th</sup> day of December, 2012 by and between

**GRANTOR**

THOMAS PAUL NIELANDER and wife, SANDRA J. NIELANDER  
1431 Blackiston View Drive  
Clarksville, IN 47129

**GRANTEE**

TODD V. FERGUSON and wife, TRISHA M. FERGUSON  
115 Mossydell Court  
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 and more particularly described as follows:

BEING KNOWN and DESIGNATED as Lot No. 41, as shown on the Map of Doublegate, Section One, which is recorded in Plat Book 37 at Pages 77 and 78, 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 2509, Page 789, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 37, Page 77-78, 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.

\_\_\_\_\_

Thomas Paul Nielander (SEAL)  
THOMAS PAUL NIELANDER

By: \_\_\_\_\_

Sandra J. Nielander (SEAL)  
SANDRA J. NIELANDER

By: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

STATE OF North Carolina

COUNTY OF Forsyth

I, Sheena Y. Forrest, a Notary Public for the County of Forsyth, State of North Carolina do hereby certify that THOMAS PAUL NIELANDER and wife, SANDRA J. NIELANDER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of December, 2012.

Sheena Y. Forrest  
Notary Public

My Commission Expires: 8-7-2013

