

**2013016810 00281**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$707.00**PRESENTED & RECORDED:  
04-15-2013 04:09:37 PMC. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY**BK: RE 3117****PG: 890-891***Caloway Box 24*Mail deed and tax bills to Grantee: **413 Wesley Park Drive, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)  
116 S. Cherry Street, Suite C, Kernersville, NC 27284  
(No title search or closing requested or performed by Drafting Attorney)Excise Tax: \$ 707.00Brief description: **Lot 17, Wesley Park**

## GENERAL WARRANTY DEED

THIS DEED made this 12th day of April, 2013, by and between:

GRANTOR:  <b>JAMES G. MEMORY and wife, SUE H. MEMORY</b>  Grantor address: 447 Kenville Green Court Kernersville, NC 27284	GRANTEE:  <b>JOHN C. KIRBY and wife, CARRIE S. KIRBY</b>  Grantee address: 413 Wesley Park Drive Kernersville, NC 27284
The property conveyed does include the primary residence of the Grantor.	

## 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 17 of Wesley Park**, a map and plat of which is recorded in **Plat Book 40, Page 72** in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description thereof.

This is the same property as described in Book 1985, Page 1664, Forsyth County Registry and is designated as Tax PIN 6876-68-2204.00 (Block 5345U, Lot 017) on the Forsyth County tax maps.

Property Address: **413 Wesley Park Drive, Kernersville, NC 27284**

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

James G. Memory (Seal)  
James G. Memory

Sue H. Memory (Seal)  
Sue H. Memory

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**James G. Memory and Sue H. Memory**

April 12, 2013

Place notary seal below this line:

Gail M. Crouch  
Notary Public  
Print/Type Name: Gail M. Crouch

GAIL M. CROUCH  
Notary Public - North Carolina  
Guilford County

My Commission Expires: March 28, 2016