

**2015043431 00085**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$90.00**

PRESENTED &amp; RECORDED

11/13/2015 11:22:52 AM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

**BK: RE 3259****PG: 1630 - 1632****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 90.00

Primary Residence: No

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, Attorney at Law

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 12 day of November, 2015, by and between**GRANTOR****BEVERLY RUIZ**  
107 WILLOW TRACE APTS. #4  
CLEMMONS, NC 27012**GRANTEE****JULIE K. MILAM**  
1983 CARTWRIGHT DRIVE  
KERNERSVILLE, NC 27284

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.

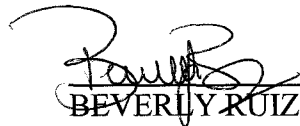
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Forsyth, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor by instrument recorded in Book 2801, Page 3071.NC Bar Association Form No.3 © 1976, Revised © 1977, 2002  
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[www.JamesWilliams.com](http://www.JamesWilliams.com)

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:

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

 (SEAL)  
BEVERLY RUIZ

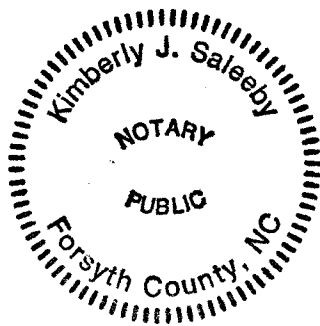
State of North Carolina - County of Forsyth

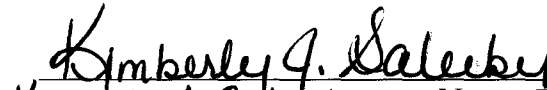
I, Kimberly J. Salaebu, the undersigned Notary Public of the County and State aforesaid, certify that BEVERLY RUIZ personally appeared before me this day, and having provided identification sufficient to prove her identity, acknowledged to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and Notarial stamp or seal, this 12 day of November, 2015.

My Commission Expires: 10/23/2020

Seal:



  
Kimberly J. Salaebu, Notary Public

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_.

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## **EXHIBIT "A"**

BEING KNOWN AND DESIGNATED as Lot No. 28 as shown on the plat of Tipton Estates, Section 2, recorded in Plat Book 25, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

SUBJECT, however, to an easement 6 feet in width contiguous with the south line of Lot No. 28 and extending from Cartwright Drive a total distance of 150 feet.

SUBJECT TO restrictions recorded in Deed Book 1033 at Page 922.

Also Included is a 2007 Model Year CMH Appalachian Manufactured Home bearing the Serial Number CAP021966TNAB which is attached and affixed to the land as part of the real estate.

Property Address: 1983 Cartwright Drive, Kernersville, NC 27284