

2005012881 00141

FORSYTH CO, NC FEE \$14.00
STATE OF NC REAL ESTATE EXT

\$60.00

PRESENTED & RECORDED:

03-02-2005 12:29 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2545

PG: 2957-2957

ENVELOPE

Tax Block 4282, Lot 017 Parcel Identifier No. _____
 Mail after recording to: Grantee, 4721 Country Club Road, Winston-Salem, NC 27104
 Mail future tax bills to: Grantee 4721 Country Club Road, Winston-Salem, NC 27104
 This instrument was prepared by: Brant H. Godfrey

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 25th day of February, 2005, by and between

GRANTOR

GRANTEE

JAMES WALTER ETCHISON
 (Widower)

SAMNAZ, INC.,
 A North Carolina Corporation

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 **Clemmons Township, Forsyth County, North Carolina**, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 17, in Block C, as shown on the Map of MEADOWBROOK, SECTION 8 OF FOREST HILLS ESTATES, as recorded in Plat Book 24, Pages 29 through 31, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
 JAMES WALTER ETCHISON (Widower)

SEAL/STAMP

NORTH CAROLINA - FORSYTH COUNTY

I, Pat Bowers, a Notary Public of Dani County, North Carolina, certify that **JAMES WALTER ETCHISON (Widower)** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this 28 day of February, 2005.

My Commission expires: 9-10-05Pat Bowers
Notary Public

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of _____

is certified to be correct

This the

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of: _____

_____, 20____.

OF DEEDS FOR FORSYTH COUNTY

NP(s)

is certified to be correct at the date of recording shown on the first page thereof,
 Dickie C. Wood, Register of Deeds by: Pat Bowers Deputy/Asst.

ty/Assistant