



**2011034644 00025**

FORSYTH CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXTX  
**\$530.00**

PRESENTED & RECORDED:  
**09-13-2011 10:33:35 AM**

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: S.L. POINDEXTER  
DPTY

**BK: RE 3019**  
**PG: 1644-1646**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$

Parcel Identifier No.: 6806-28-1905.00 (Block 3465A, Lot 073)

Return after recording to: <sup>Box 76</sup> Tornow & Kangur, LLP, 1340 Westgate Center Drive, Winston-Salem, NC 27103

Mail tax bills to Grantee: 3548 Summerfield Lane, Winston-Salem, NC 27106

This instrument was prepared by: Tornow & Kangur, LLP

Brief description for the Index: Lot 73 Summerfield, Phase II

THIS DEED made this 1<sup>st</sup> day of September, 2011, by and between,

GRANTOR	GRANTEE
<p><b>DAVID R. CHESNUT and wife</b> <b>PATSY M. CHESNUT</b> Mailing Address: <i>110 Whitmore Court Ct.</i> <i>Clemmons NC 27012</i></p>	<p><b>MATTHEW C. LOVE and wife</b> <b>JENNIFER B. LOVE</b> Mailing Address: 3548 Summerfield Lane Winston-Salem, NC 27106</p>

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 City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 824 Fenimore St., Winston-Salem, NC 27103

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does  does not  include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2502, Page 4422, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 33, Page 63.

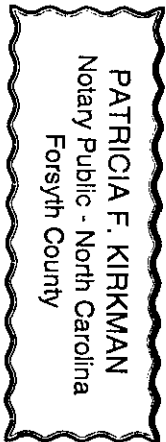
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

David R. Chesnut (SEAL)  
David R. Chesnut

Patsy M. Chesnut (SEAL)  
Patsy M. Chesnut



State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: David R. Chesnut and wife Patsy M. Chesnut.

Date: 9-7-11

Patricia F. Kirkman

Notary Public

My Commission Expires: 4-29-14

Patricia F. Kirkman  
printed or typed name of notary public

State of \_\_\_\_\_, County of \_\_\_\_\_

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 herein and in the capacity indicated:

Date: \_\_\_\_\_

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

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

\_\_\_\_\_  
printed or typed name of notary public

**Exhibit A**

**BEING KNOWN AND DESIGNATED** as Lot No. 73, as shown on the Plat of SUMMERFIELD, PHASE II, as recorded in Plat Book 33, Page 63, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with all rights and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restriction recorded in Deed Book 1656, Page 1835, in the Office of the Register of Deeds of Forsyth County, North Carolina, (the "Declaration"), and membership in Redwing Homeowners Association.

Tax Parcel Number: 6806-28-1905.00 (Block 3465A, Lot 73)

Property Address: 3548 Summerfield Lane, Winston-Salem, NC 27106

*NMT*