

2004038292 00397

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX

\$250.00

PRESENTED & RECORDED:

05-28-2004 04:07 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2475

PG:2994-2995

ENVELOPE

Upon recording, return to: GRANTEE 4961 Lochraven Dr.
Winston-Salem NC 27106

Drafted by William C. Myers, NC Bar 3195

Excise \$250.00 Par ID 3909C 086

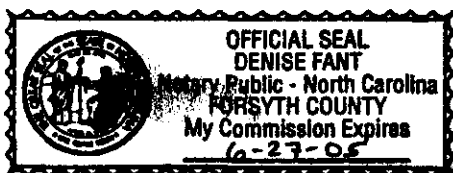
North Carolina - Forsyth County

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of May 15, 2004, & of the Sovereignty & the Independence of the United States of America, 227, by **Eugenia Wayne Coulter O'Toole**, party of the first part; & **Keith Francis O'Toole**, husband of Eugenia Wayne Coulter O'Toole, party of the second part; to **Stephanie L. Simpson-Church**, party of the third part; & WITNESSETH that the parties of the first & second part, for valuable & sufficient considerations, the receipt whereof is hereby acknowledged, have bargained & sold & by these presents do bargain, sell, convey & confirm unto the parties of the third part & her heirs forever premises in Winston Township, Forsyth County, North Carolina, described particularly in Exhibit A, attached hereto ("the premises"). TO HAVE & TO HOLD the premises to the party of the third part & her heirs, successors & assigns forever. And the party of the first part doth covenant to & with the party of the third part & her heirs, successors & assigns that she is seised of the premises in fee simple & hath the right to convey the same in fee simple; that the premises are free of all liens, encumbrances & servitudes except property taxes for 2004 & all restrictions & easements of record; & that she will warrant & defend the title to the premises against the claims & the objections of all persons whomsoever, *contra omnes gentes*. The party of the second part makes, however, no warranties herein, but rather is signing this deed for the sole purpose of relinquishing as to the premises all such continent marital interests as are allowed to him under North Carolina laws. The deed of conveyance to the party of the first part is recorded in Book 1789, page 3363. IN WITNESS WHEREOF the parties of the first & second part have hereunto put their respective hands.

Eugenia Wayne Coulter O'Toole Eugenia Wayne Coulter O'TooleKeith Francis O'Toole Keith Francis O'Toole

North Carolina - Forsyth County. I, Denise Fant, a
notary public of Forsyth County, North Carolina, hereby certify that Eugenia
Wayne Coulter O'Toole & Keith Francis O'Toole today personally appeared before me &
acknowledged their execution of the within instrument. This 22 of May, 2004.
Denise Fant Notary Public. My commission expires
6/27/05



STATE OF NC - FORSYTH CO

The foregoing certifie

Denise Fantis certified to be correct at the date of recording shown on the first page thereof
Dickie C. Wood, Register of Deeds by: Denise Fant Dep't

Exhibit A

Lot 86, King's Grant, Section 2, plat of which is recorded in Plat Book 29, page 130, Forsyth County Registry.

TOGETHER WITH all rights and easements appurtenant to the said lot as specifically enumerated in the Declaration of Covenants, Conditions & Restrictions recorded in Book 1458, page 927 ("the Declaration"); & membership in King's Grant Association, Inc.;

SUBJECT TO assessments, limitations, restrictions & rules in the Declaration, which is incorporated herein by reference.