

**2009039422 00010**FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$301.00**

PRESENTED & RECORDED:

09-01-2009 08:51:00 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH
DFTY**BK: RE 2910****PG: 2697-2698**Excise Tax: **\$301.00**

Tax Info / Parcel Identifier No.: Tax Block 4972A, Lot 017

Mail deed & future tax bills to: Grantee(s) @ 2071 Carteret Drive, Rural Hall, NC 27045

This instrument was prepared by: A. Gregory Schell, Attorney *22*

Brief Description for the index

Lot 17, Westing Trace

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 31 day of August, 2009 by and between

GRANTOR	GRANTEE
BETH A. YACKEL, fka BETH A. MAINELLO, unmarried	BENJAMIN CHASE SMITH
	Property Address: 2071 Carteret Drive Rural Hall, NC 27045

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

BEING KNOWN AND DESIGNATED as Lot Number 17 as shown on the map of WESTING TRACE, as recorded in Plat Book 32, Page 129 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2419, Page 2248.

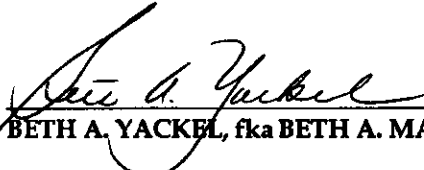
A map showing the above described property is recorded in Plat Book 32, Page 129.

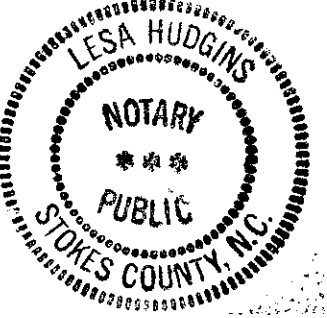
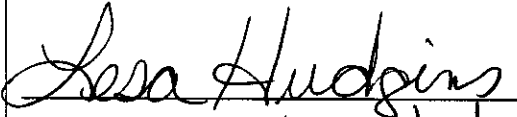
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2009 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
BETH A. YACKEL, fka BETH A. MAINELLO

SEAL-STAMP 	STATE OF NORTH CAROLINA, COUNTY OF <u>Stokes</u> I, <u>Lesa Hudgins</u>, a Notary Public for the aforesaid County and State, do hereby certify that BETH A. YACKEL, fka BETH A. MAINELLO, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and official stamp or seal, this the <u>31</u> day of August, 2009.  Notary Public Name: <u>Lesa Hudgins</u> My commission expires: <u>3/26/2014</u>
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