



2013029475 00060

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-26-2013 11:30:36 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPT

BK: RE 3131

PG: 1165-1166

PIN 6805-30-6106.00

Mail After Recording return to: Grantees 4705 South Villa Drive, Winston-Salem, NC 27104

Send Tax Bills to: Grantee : Same

Prepared by: William L. Nelson (3214) Box #38

Stamps - 0 -

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 15th day of MAY, 2013 by and between:

GRANTOR	GRANTEE
JAMES P. BUDAM (formerly known as PHIOCH Y) and wife, FIONA DONH BUDAM (formerly known as DONH H.)	JAMES P. BUDAM and wife, FIONA DONH BUDAM

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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 lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lot 6 as shown on the Map of SOUTHWIN, which includes the 25 foot access and utilities easement, said map being recorded in Plat Book 43 at page 159 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

As attested by their signatures hereto, the Grantors certify that the property conveyed hereby does include the primary residence of the Grantors.

The Purpose of this conveyance is to create an Estate by the Entireties in the Grantees herein. This property was deeded into Phioch Y and Donh H. and this Deed is being recorded in order to show that Phioch Y is one and the same as James P. Budam and that Donh H. is one and the same as Fiona Donh Budam.

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

AND GRANTOR covenants with 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:

SUBJECT to all easements, rights of way and restrictions of record, if any, and taxes for the year 2013.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

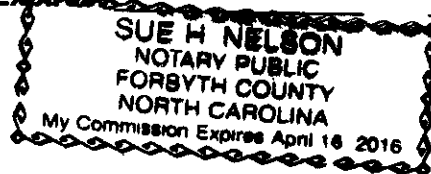
James P Budam (SEAL) Fiona Donh Budam (SEAL)
JAMES P. BUDAM (formerly known as **FIONA DONH BUDAM**, (formerly known as
PHIOCH Y) **DONH H.)**

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

I, a Notary Public of the above State and County certify that JAMES P. BUDAM, (formerly PHIOCH Y) and wife, FIONA DONH BUDAM, (formerly DONH H.) personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this the 24 day of June, ~~May~~ 2013.

My Commission Expires:



Sue H. Nelson Notary Public