

2004043360 00317

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

\$570.00

PRESENTED & RECORDED:

06-18-2004 04:39 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK: RE 2481

PG: 766-767

MAIL AFTER RECORDING TO: Box 128
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of June, 2004, by and between W. Edmond Fitzgerald, Jr. and Dorothea H. Fitzgerald as Trustees of the W. Edmond Fitzgerald, Jr. Revocable Trust Agreement dated November 6, 2003 and Dorothea H. Fitzgerald and W. Edmond Fitzgerald, Jr. as Trustees of the Dorothea H. Fitzgerald Revocable Trust Agreement dated November 6, 2003, GRANTOR; and Todd Franklin Rabold and wife, Amy Hassinger Rabold, GRANTEE.

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 93, as shown on the Map of Sherwood Forest, Section 15, Phase IV-B, as recorded in Plat Book 30, Page 192, 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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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

William E. Fitzgerald, Jr. (SEAL)
William Edmond Fitzgerald, Jr., Trustee

Dorothy Hock Fitzgerald (SEAL)
Dorothy Hock Fitzgerald, Trustee

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Tabitha D. Atwood, a Notary Public of Davidson County and State aforesaid, certify that William Edmond Fitzgerald, Jr.*and wife, Dorothy Hock Fitzgerald,*personally appeared before me this day and acknowledged the execution of the foregoing instrument.
*Trustee *Trustee

Witness my hand and official stamp or seal, this 15 day of June, 2004.



Tabitha D. Atwood
Notary Public
My commission expires: 4/27/08

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Tabitha D. Atwood, a Notary Public of Forsyth County, North Carolina, is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Dickie C. Wood, REGISTER OF DEEDS FOR FORSYTH COUNTY

By: [Signature] Deputy/Assistant Register of Deeds