

2005046676 00008

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

\$256.00

PRESENTED & RECORDED:

07-20-2005 09:15 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2584

PG: 134-135

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 256.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: 137

This instrument was prepared by: Mark J. Chiarello

Brief description for the Index: Lot 14 Farmwood

THIS DEED made this 19 day of July, 2005, by and between

GRANTOR

Q3 DEVELOPMENT, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

GRANTEE

KIMBERLY ANN THOMPSON
709 Farmwood Drive
Kernersville, Nc 27284

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 the City of Kernersville, Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 14 as shown on the map of Farmwood Development, Section 1 as recorded in Plat Book 18 Page 81 in the office of the Forsyth County Register of Deeds, Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2534, page 4025.

A map showing the above described property is recorded in Book 18, Page 81.

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:

Easements and restrictions of record and 2005 ad valorem taxes

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

Q3 DEVELOPMENT, LLC

(Entity Name)

By: James M. Pierce

Title: Partner

By: _____

Title: _____

By: _____

Title: _____

SEAL-STAMP

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that James M. Pierce personally came before me this day and acknowledged that he is the Partner of Q3 DEVELOPMENT, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the 19th day of July, 2005.

My Commission Expires:
March 18, 2009

Deanett M. Pierce
Notary Public

The foregoing Certificate(s) of Deanett M. Pierce 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

Register of Deeds for FORSYTH County

By: Rhense

Deputy Assistant - Register of Deeds