

2005051868 00171

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

\$346.00

PRESENTED & RECORDED:

08-08-2005 01:09 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2590

PG: 615-616

DRAFTED BY: Philip E. Searcy
Attorney at Law

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 5420D Lot: 367 Parcel Identifier No.: 6878-70-4559

Property Address: 1549 Chimney Rock Drive Kernersville, NC 27284

Mail after recording to: Grantees 1549 Chimney Rock Drive Kernersville, NC 27284

Mail future tax bills to: Grantees 1549 Chimney Rock Drive Kernersville, NC 27284

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 8th day of August, 2005, by and between**GRANTOR**Charles Robert Beasley, Jr. And wife,
Melissa Chiles Beasley**GRANTEE**Douglas Zaballa and wife,
Elizabeth Zaballa

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 (\$10.00&OVC) \$10.00 & OVC to him 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 in Forsyth County, North Carolina, Kernersville Township, more particularly described as follows:

Being known and designated as Lot No. 367, as shown on the Map of Abington, Section Four, Plat of which is recorded in Plat Book 31 at Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2005 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Prudential Residential Services (Deed Book 2258 at Page 2649)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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

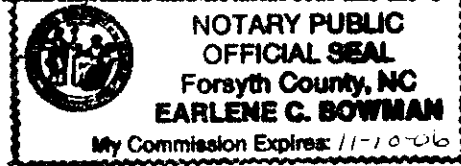
Charles Robert Beasley, Jr. (seal)
Charles Robert Beasley, Jr.
_____ (seal)

Melissa Chiles Beasley (seal)
Melissa Chiles Beasley
_____ (seal)

STATE OF NORTH CAROLINA - Forsyth COUNTY

I, Earlene C Bowman, a Notary Public of Forsyth County, NC,
do hereby certify that Charles Robert Beasley, Jr. And Melissa Chiles Beasley personally appeared
before me this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 8 day of August, 2005.

SEAL/STAMP



Earlene C Bowman Notary Public

My Commission Expires: 11-10-06

The foregoing Certificate(s) of Earlene C Bowman is/are certified to be correct.

This the 8 day of August, 2005
Register of Deeds for Forsyth County by:

A. S. Smith Deputy/Assistant

DICKIE C. WOOD, REGISTER OF DEEDS