

2005068783 00490

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

\$240.00

PRESENTED &amp; RECORDED:

10-17-2005 04:09 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2609

PG: 3662-3663

ENVELOPE

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Mail deed and tax bills to Grantee: **123 Julian Pond Lane, Kernersville, NC 27284**

Prepared by: **N. Alan Bennett (Thomas and Bennett)**  
**116 S. Cherry Street, Kernersville, NC 27284**

Excise Tax: \$ 240.00

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Brief description: **Lot 11, Julian Pond, Phase I**

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NORTH CAROLINA  
 FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 7<sup>th</sup> day of October, 2005, by and between:

GRANTOR:

**LAWRANCE R. PRATT and wife, VICTORIA PRATT**

GRANTEE:

**RAFAEL ZABALLA and wife, MIRTA ZABALLA**

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

**BEING KNOWN AND DESIGNATED as Lot 11 of Julian Pond, Phase I**, a map and plat of which is recorded in **Plat Book 44, Pages 74 and 75** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

The above described property is the same as that described in Deed Book 2259, Page 4285, Forsyth County Registry and is further known and designated as Tax Lot 11 in Block 5412Y on the Forsyth County Tax Maps.

Property Address: **123 Julian Pond Lane, Kernersville, NC 27284**


**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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

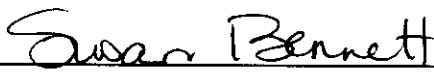
 (Seal)  
LAWRANCE R. PRATT

 (Seal)  
VICTORIA PRATT

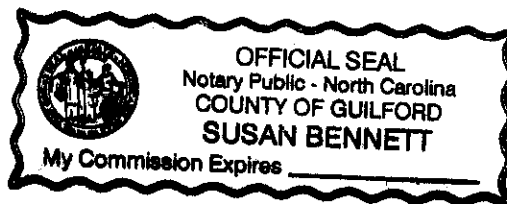
North Carolina, Forsyth County

I, Susan Bennett a Notary Public of Guilford County, North Carolina, certify that **LAWRANCE R. PRATT and wife, VICTORIA PRATT** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 7<sup>th</sup> day of October, 2005.

  
Notary Public

My Commission Expires: 8-5-07



The foregoing certificate(s) of \_\_\_\_\_

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  
Forsyth County Register of Deeds

By \_\_\_\_\_  
Deputy/Assistant - Register of Deeds