

2006004135 00212

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$244.00

PRESENTED & RECORDED:

01-23-2006 11:23 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2633

PG: 1757-1759

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 244.00

Parcel Identifier No. Block 3967 Lot 017 Verified by _____ County on the _____ day of _____, 20____

By: LANH Y + BIA H

Mail/Box to: GRANTEE 4932 Ryandale Rd. Winston-Salem, NC 27104

Mail Future Tax Bills to: Same As Above

This instrument was prepared by: Tornow & Kangur, L.L.P. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index Lot 17 Ryandale

THIS DEED made this 5th day of January, 20 06, by and between

GRANTOR

ERIC S. HAGMAN and wife
ALISON HAGMAN
(F/K/A ALISON S. DAVIS)

GRANTEE

LANH Y and wife
BIA H

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 Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2202 Page 5916.
A map showing the above described property is recorded in Plat Book 18 Page 113.

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: **Subject to all easements, rights-of-way, and restrictions of record, if any, and ad valorem taxes for the current year.**

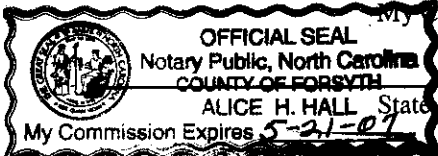
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 By: _____
 Title: _____
 By: _____
 Title: _____
 By: _____
 Title: _____

Eric D. Hagman (SEAL)
 ERIC D. HAGMAN
Alison Hagman (SEAL)
 ALISON HAGMAN
 _____ (SEAL)
 _____ (SEAL)

State of North Carolina County of Forsyth

OFFICIAL SEAL I, the undersigned Notary Public for the County and State aforesaid, certify that _____
 Eric D. Hagman and wife Alison Hagman acknowledged
 the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and
 Notarial stamp or seal this 7 day of January 2006.



My Commission Expires: 5-21-07

Alice H. Hall
 Notary Public

I, the undersigned Notary Public of the County and State aforesaid, certify that _____
 Personally came before me this day and
 acknowledged that he is the _____ of _____, a North Carolina or _____
 corporation/limited liability company/general partnership/limited Partnership (strike through the
 inapplicable), and that by authority duly given and as the act of each 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 _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of _____ - County of _____

I, the undersigned Notary Public for the County and State aforesaid, certify that _____
 acknowledged the due execution of the foregoing instrument for the purposes therein
 expressed. Witness my hand and Notarial stamp or seal this _____ day of _____ 2006.
 My Commission Expires: _____

Notary Public

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.

 Register of Deeds for _____ County
 By: _____ Deputy/Assistant - Register of Deeds

Exhibit A

BEING KNOWN AND DESIGNATED as Lot 17, as shown on the Map of RYANDALE, as recorded in Plat Book 18 at Page 113, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.