

ENVELOPE

2006043767 00111

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

\$474.00

PRESENTED &amp; RECORDED:

07-14-2006 11:01 AM

DICKIE C WOOD  
REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2677

PG: 3713-3714

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$474.00

Block 6213, Lot 026

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee, 84 Shadylawn Drive, Winston-Salem, NC 27104

Brief Description for the Index: Lot 26, Peace Haven Place

THIS DEED made this 11<sup>th</sup> day of July, 2006, by and betweenGRANTOR(S)WILLIAM M. ALTHOFF and wife,  
MARIKA K. ALTHOFFGRANTEE(S)THE Z. CORNELL BOWDEN  
REVOCABLE TRUST OF 2003  
UNDER AGREEMENT DATED  
01/15/03PROPERTY ADDRESS: 84 Shadylawn Drive, Winston-Salem, NC 27104

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.

WITNESSTH, 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 26, as shown on the Map of Peace Haven Place as recorded in Plat Book 33, Page 163, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above described property was conveyed to Grantor by deed recorded in Book 2022 Page 1771.

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:

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, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of directors, the day and year first written above.

William M. Althoff (Seal)  
WILLIAM M. ALTHOFF

Marika K. Althoff (Seal)  
MARIKA K. ALTHOFF

STATE OF North Carolina  
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: WILLIAM M. ALTHOFF and MARIKA K. ALTHOFF.

Witness my hand and official stamp or seal, this the 11<sup>th</sup> day of July, 2006.

Patti D. Dobbins  
Notary Public  
Patti D. Dobbins  
Notary's Printed or Typed Name

(Seal)

My Commission Expires: 9.25.2007

