

2006070024 00340

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

\$916.00

PRESENTED &amp; RECORDED:

11-03-2006 02:15 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2706

PG: 4027-4028

ENVELOPE

Tax Block 4401G, Lot 068

Parcel Identifier No. \_\_\_\_\_

Mail after recording/future tax bills to: Grantee, 1854 Curraghmore Road, Clemmons, NC 27012

This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 11th day of October, 2006, by and between

**GRANTOR****J. M. BUILDERS, INC.,**  
A North Carolina Corporation**GRANTEE****ANGEL R. ZABALA and wife,**  
**MARIEYINK C. SEGOVIA**

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

**BEING KNOWN AND DESIGNATED** as Lot 68, as shown on the map of **WATERFORD**, SECTION 4, PHASE 4, which map is recorded in Plat Book 49, Page 100, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

**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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor 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 above written.

J. M. BUILDERS, INC.

By: John K. Miller, Jr. President

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John K. Miller, Jr. President of J. M. BUILDERS, INC., Grantor.

Date: 10-16-06

[Stamp or Seal]

BRENDA HUTCHINS  
COLDWELL BANKER TRIAD, REALTORS  
285 S. STRATFORD ROAD  
WINSTON-SALEM, NC 27103

BRENDA W HUTCHINS  
NOTARY PUBLIC  
DAVIDSON COUNTY  
STATE OF NORTH CAROLINA  
MY COMMISSION EXPIRES JAN. 5, 2011

Brenda W. Hutchins  
Signature of Notary

Brenda W. Hutchins  
Typed or Printed Name of Notary

My Commission expires: 1-5-11