

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, 2006, by and between

GRANTOR	GRANTEE
<p>ERIC S. HAGMAN and wife ALISON HAGMAN (F/K/A ALISON S. DAVIS)</p>	<p>LANH Y and wife BIA H</p>

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.

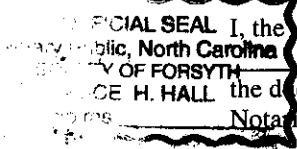
_____ Eric D. Hagman (SEAL)
ERIC D. HAGMAN

By: _____ Alison Hagman (SEAL)
Title: _____ ALISON HAGMAN

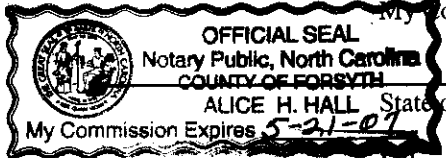
By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina County of Forsyth



I, the undersigned Notary Public for the County and State aforesaid, certify that Eric D. Hagman and wife Allison 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.