

ENVELOPE

2006047001 00018

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

\$120.00

PRESENTED &amp; RECORDED:

07-28-2006 09:26 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2681

PG: 1423-1424

Excise Tax: \$120

Tax Info: Block 3879, Lot 014A

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

Mail recorded deed and all future tax bills to: Grantee at 4335 Sabrina Lake Road, Winston-Salem, NC 27127This instrument was prepared by: Schell Law Office, PA

Brief Description for the index

2 Acres off Sabrina Lake Road

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made the 27<sup>th</sup> day of July, 2006 by and between

GRANTOR

JOHN J. O'TOOLE and wife, PATRICIA S.  
O'TOOLE (fka PATRICIA S. BRADFORD)

GRANTEE

SUSAN C. BROADHURST and  
husband, JOHN J. BROADHURST

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

**BEGINNING at an iron stake on the West side of the State Highway Road No. 2963, J. W. Hudson's corner; thence with the J. W. Hudson line North 87-30-00 West 445 feet to a stone, Sid Sink's corner; thence with Sid Sink's line North 01-00-00 East 196 feet to an iron stake, a new corner to W. B. Mounce; thence with W. B. Mounce line South 87-30-00 East 445 feet to an iron stake on the West side of State Road No. 2963, a corner to W. B. Mounce; thence with the West side of said Road South 01-36-00 West 196 feet to the BEGINNING. Containing 2 acres, more or less.**

Also being conveyed is that Manufactured Home located on the above described property.

Also known as 4312 Sabrina Lake Road  
Winston-Salem, NC 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1762, Page 718.

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.

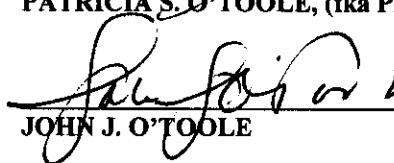
Title to the property hereinabove described is subject to the following exceptions:

EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.  
2006 AD VALOREM TAXES.

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 its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

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 (SEAL)  
PATRICIA S. O'TOOLE, (fka PATRICIA S. BRADFORD)

 (SEAL)  
JOHN J. O'TOOLE

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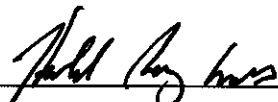
SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH



I, Harold Ray Crews, a Notary Public for Forsyth County, North Carolina, do hereby certify that PATRICIA S. O'TOOLE (fka PATRICIA S. BRADFORD) and JOHN J. O'TOOLE, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

Witness my hand and official stamp or seal, this the 22<sup>nd</sup> day of July, 2006.



Notary Public Name: Harold Ray Crews

My commission expires: 03/28/2010

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