


2012038704 00319

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$650.00

PRESENTED & RECORDED:

08-31-2012 04:36:01 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

ASST

BK: RE 3078**PG: 666-667**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

Parcel Identifier No: 5885-74-4377.00 (Block 4426M, Lot 154)

Return after recording to: Tornow & Kangur (Box 76)

Mail tax bills to Grantee: 884 Ridge Gate Drive, Lewisville, NC 27023

This instrument was prepared by: Tornow & Kangur, LLP

Brief description for the Index: Lot 154, Arbor Run, Section 7

THIS DEED made this 31st day of August, 2012, by and between,

GRANTOR	GRANTEE
MOHAMMED A. QADEER and wife, GHOUSIA WAJIDA Mailing Address: 1925 Brentwood Road, Northbrook, IL 60062	MICHAEL KEVIN BEAUCHAMP and wife, JULIE M. BEAUCHAMP Mailing Address: 884 Ridge Gate Drive, Lewisville, NC 27023

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 City of Lewisville, Lewisville Township Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 154, as shown on the plat entitled "Arbor Run, Section 7" as recorded in Plat Book 37, Page 68, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 884 Ridge Gate Drive, Lewisville, NC 27023

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2950, Page 1372, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 37, Page 68.

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.

Mohammed A. Qadeer (SEAL)
Mohammed A. Qadeer

Ghousia Wajida (SEAL)
Ghousia Wajida

State of Illinois, County of COOK

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 herein and in the capacity indicated: **Mohammed A. Qadeer and wife, Ghousia Wajida**

Date: 8/21/2012

Rosina Hernandez
Notary Public

ROSINA HERNANDEZ
printed or typed name of notary public

My Commission Expires: May 10, 2016

OFFICIAL SEAL
ROSINA HERNANDEZ
Notary Public - State of Illinois
My Commission Expires May 10, 2016