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FILED: MONTGOMERY County, NC
Jul 25 2005 at 03:58:50 PM
Kaye G. Norris Register of Deeds

BOOK 540 PAGE 442

#17.00 pd.

Excise Tax -0-
Prepared by: Garner & Williamson, P.A., Attorneys, Troy, NC 27371
Brief Description for Index: LT 153, Phase VII, Heron Bay and LT 34, Phase X, Heron Bay
Parcel No. 153/ 666207583876 34/ 666206391717

****NO TITLE EXAM****

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

GENERAL WARRANTY DEED

THIS DEED made this the 12th day of July, 2005, by and between **Maris Jende and spouse, Nola Lea Jende, hereinafter referred to as GRANTOR and Maris Jende Revocable Living Trust and Nola Lea Jende Revocable Living Trust, 9587 Sunset Dr., Powell, OH 43065, hereinafter referred to as GRANTEE.**

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 Eldorado Township, Montgomery County, North Carolina, being more particularly described as follows:

Being all that certain Lot# 153, Phase VII and Lot# 34 Phase X parcel of land with appurtenances thereto belonging, lying and being in Montgomery County, North Carolina, and designated as Lot# 153 and Lot# 34 of the Heron Bay Subdivision as shown on Plat made by Charles C. Whicker, RLS, recorded in Plat Cabinet C, Slide 107C and Plat Cabinet C, Slide 150-C, of the Montgomery County Registry.

For reference see Deed Book 539 Page 186 and Deed Book 539 Page 188, Montgomery County Registry.

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The Law Firm of Garner & Williamson, P.A. has neither examined nor certifies as to the title to the above-described property.

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, if any.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written.

Maris Jende (SEAL)
Maris Jende

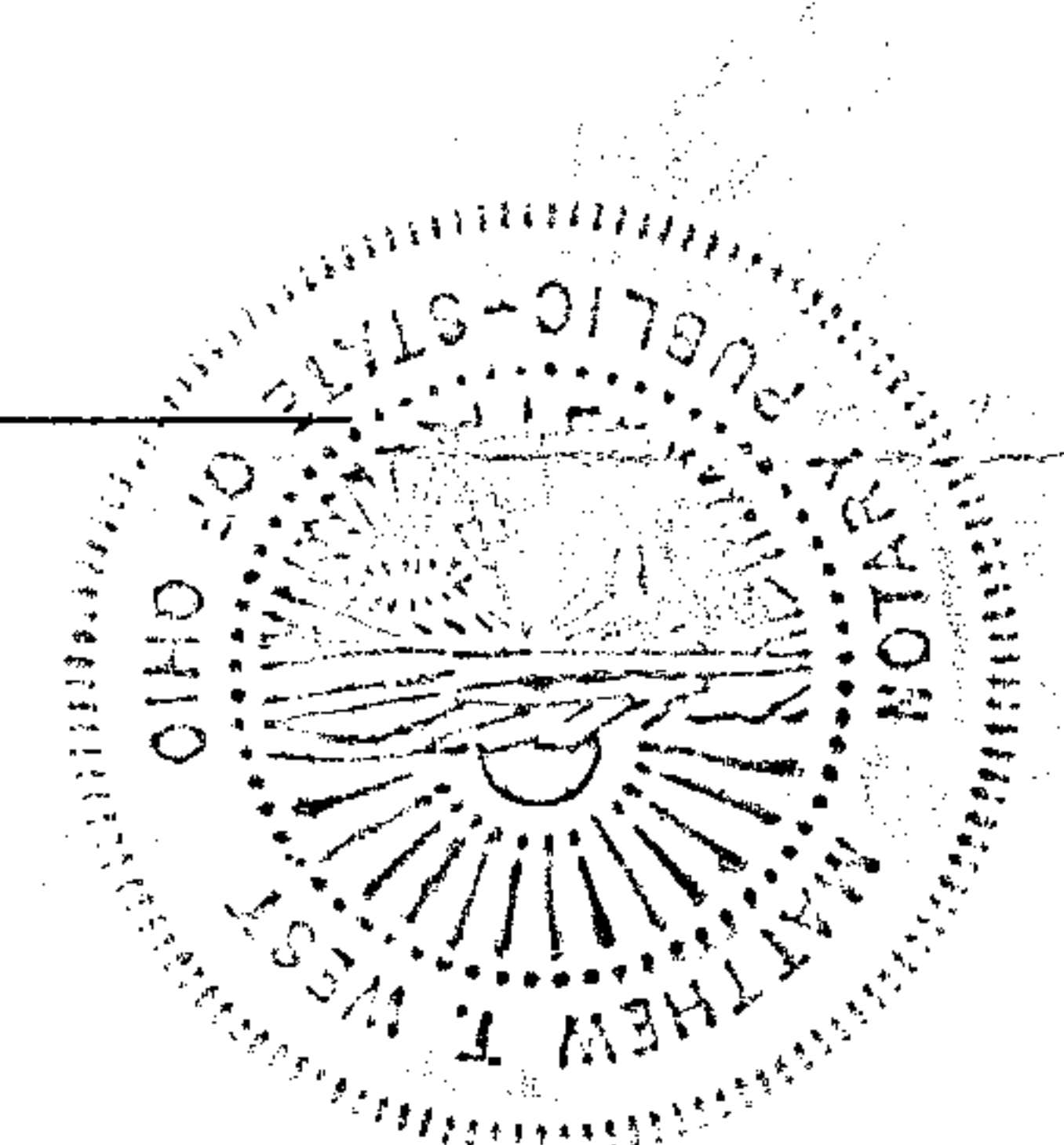
Nola Lea Jende (SEAL)
Nola Lea Jende

STATE OF ~~NORTH CAROLINA~~ OHIO
COUNTY OF DELAWARE

I, a Notary Public of the County and State aforesaid, certify that Maris Jende and spouse, Nola Lea Jende personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 21 day of July, 2005.

Matthew T West
Notary Public

My Commission Expires: 9-12-2007



STATE OF NORTH CAROLINA
Montgomery COUNTY

The foregoing certificate of Matthew T West is/are certified to be correct. This instrument was presented for registration this 25th day of July, 2005 at 3:58 P. M. and duly recorded in the Office of the Register of Deeds of Montgomery County, NC in Book 540, Page 442.
This is the 25th day of June, 2005.

Kaye J Norris
~~Deputy~~/ Assistant/ Register of Deeds
by Dianne M Vuncannon