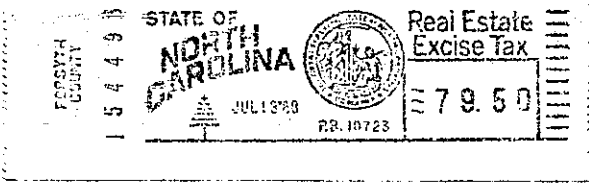


105



PRESENTED FOR
REGISTRATION
AND RECORDED
JUL 13 4 06 PM '88

L.F. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

*\$8.000
KK*

Excise Tax

Recording Time, Book and Page

Tax Lot No. 40, Block 4021 Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 19____
by _____

Property Address: 2820 Caraway Lane, Winston-Salem, N.C. 27103

Mail after recording to Grantees, 2820 Caraway Lane, Winston-Salem, NC 27103

This instrument was prepared by JOHN F. MORREALE, ATTY., 449 TAFT AVENUE, GLEN ELLYN, IL 60137

Brief description for the Index LOT 40, LITTLE CREEK PARK

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of December, 1987, by and between

GRANTOR

JO-ANN H. MILLER, divorced

GRANTEE

Garry Wayne Duckworth and wife,
Jane Mickle Duckworth

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 the City of WINSTON SALEM, _____ Township,

FORSYTH County, North Carolina and more particularly described as follows:
BEING KNOWN AND DESIGNATED AS LOT NO. 40 AS SHOWN ON THE MAP OF LITTLE CREEK PARK, RECORDED IN PLAT BOOK 22 AT PAGE 15 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 22 page 15.

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:

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.

By: (Corporate Name) JO-ANN H. MILLER (SEAL)
By: (SEAL)
President (SEAL)
ATTEST: (SEAL)
Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

JO-ANN H. MILLER

Florida NORTH CAROLINA, ORANGE County.

I, a Notary Public of the County and State aforesaid, certify that JO-ANN H. MILLER, divorced Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of December, 1987. NOTARY PUBLIC STATE OF FLORIDA My commission expires AUG. 7, 1989. Sheila S. White Notary Public BONDED THRU GENERAL INS. UND.

NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.

My commission expires: Notary Public

The foregoing Certificate(s) of Sheila S. White, N.P. of State of Florida.

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.

By: L.E. Spear, Anne Smith REGISTER OF DEEDS FOR F.D. Smith, N.C. 7/13/88 Deputy/Assistant - Register of Deeds