

PRESENTED FOR
REGISTRATION
AND RECORDED

JAN 25 10 36 AM '89

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

Excise Tax

Recording Time, Book and Page

Tax Lot No. 91 in Block 1535 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Peebles Box

This instrument was prepared by Stafford Peebles

Brief description for the Index

Lot 91, Allendale, PB 2, page 28

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of January, 19 89, by and between

GRANTOR

Peggy J. Beshears
(Single)

GRANTEE

Larry R. Williard
and wife,
Elizabeth K. Williard

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

BEING KNOWN AND DESIGNATED as Lot No. 91 as shown on the Map of ALLENDALE, recorded in Plat Book 2 at page 28 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 . . . 2 . . . page . . . 28 .

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.

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.

(Corporate Name)

By: -----

----- President

ATTEST:

----- Secretary (Corporate Seal)

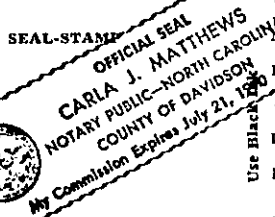
USE BLACK INK ONLY

Peggy J. Beshears (SEAL)
PEGGY J. BESHEARS (Single)

----- (SEAL)

----- (SEAL)

----- (SEAL)



NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that *Peggy J. Beshears (Single)* Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *23rd* day of *January*, 19*89*

My commission expires: *July 21, 1990* *Carla J. Matthews (D.J.)* Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----

personally came before me this day and acknowledged 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 *Carla J. Matthews (D.J.) N.P. Davidson Co.*
N.C.

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.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR **FORSYTH** COUNTY

By *Joan E. Gubler* Deputy/Assistant - Register of Deeds