

Drafted by: L. M. AllenRecording time: 2

94

PRESENTED FOR \$6.00pd
REGISTRATION DR
AND RECORDED

Excise Tax

Probate and filing 4m 52u 2 49 PM '89Tax Block: 1525 Lot: 420F Parcel Identifier No. _____Property Address: 649 Kapp StreetMail after recording to: C. W. Myers Trading Post, Inc. 2718 N. Liberty Street, Winston-Salem, N. C. 27105

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of July, 1989, by and between

Grantor

Grantee

John H. Whiteheart
Betty Jo Whiteheart

C. W. Myers Trading Post, Inc.

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, in consideration of (\$ 10.00ovc) Ten dollars and other 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 in Forsyth County, North Carolina _____ Township, more particularly described as follows:

BEGINNING at an iron located at the Northwest intersection of Kapp Street and Carrie Avenue, said iron being the Southeast corner of Lot Number 420, as shown on the Map of Montview, a plat of which is recorded in Plat Book 8, Page 106, Forsyth County Registry; thence from said BEGINNING point with the northern right of way of Kapp Street, South 88° 50' 0" West 87.13 feet to an iron, the Southwest corner of said lot; thence North 00° 22' 16" West 87.13 feet to an iron, the Southwest corner of said 87.13 feet to an iron located in the western right of way line of Carrie Avenue thence with said right of way line South 00° 22' 16" East 127 feet to an iron, the point and place of BEGINNING, all according to a survey by Daniel W. Donathan, dated January 9, 1986. The above described property is also known as 649 Kapp Street and is known as Lot 420F, Block 1525, Forsyth County Tax Maps as presently constituted.

649 Kapp Street Blk 1525 Lot 420F

The above land was conveyed to Grantor by Ivan W. & Ray E. Whiteheart (see book number 1587 page 0001)

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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

(seal)

John H. Whiteheart (seal)
JOHN H. WHITEHEART
Betty Jo Whiteheart (seal)
BETTY JO WHITEHEART

STATE OF NORTH CAROLINA - Forsyth County

I, DANIEL B. WYATT, a Notary Public of Forsyth County, NC, do hereby certify that John H. Whiteheart and Betty Jo Whiteheart personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 21 day of July, 1989.

My commission expires April 27, 1991. Daniel B. Wyatt, Notary Public.

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

My commission expires _____, 19____, Notary Public.

The foregoing Certificate(s) of Daniel B. Wyatt, NP, Forsyth Co. NC is/are certified to be correct.This the 04 day of July, 1989.

L. E. Spens, Register of Deeds for Forsyth County by

Deputy/Assistant

1672P0263