



167330
 COUNTY
 STATE OF NORTH CAROLINA
 JAN 26 1990
 Real Estate Excise Tax
 \$ 03.00

PRESENTED FOR REGISTRATION

JAN 26 3 25 PM '90

REGISTER OF DEEDS FORSYTH COUNTY, NC

Recording Time, Book and Page

Excise Tax \$3.00

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 19
 by

Mail after recording to James William Raynor
5290 Cram Road Dr, Tobaccoville NC 27050

This instrument was prepared by J. TYRONE BROWDER, PA

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of January, 19 90, by and between

GRANTOR	GRANTEE
CLEO K. MEADOWS (Widow & unmarried)	JAMES WILLIAM RAYNOR

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 Old Richmond Township,

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

BEGINNING at a iron stake located in the southeast corner of Lot 42 as shown on the plat of Heritage Village, Section 3 recorded in Plat Book 27, Page 96, Forsyth County Registry, said point also being in the west line of the Blanch Bowen property; thence from said beginning point with the south line of Lot 42, South 57 degrees 37 minutes 44 seconds West 307.31 feet to an iron stake in the southwest corner of Lot 42; thence North 74 degrees 26 minutes 02 seconds East 315.08 feet to an iron stake; thence with the west line of Bowen, North 28 degrees 48 minutes 06 seconds West 91.27 feet to the BEGINNING, containing 0.3213 acre and being a portion of the property described in Deed Book 793, Page 475, Forsyth County Registry. This description is taken from a survey by James R. Borrow, R.L.S. dated January 2, 1990.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 793, Page 475

A map showing the above described property is recorded in Plat Book 27 page 96

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:

- 1) Easements and restrictions of record, if any.
- 2) 1990 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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 BLACKINK ONLY

Cleo K. Meadows (SEAL)
CLEO K. MEADOWS

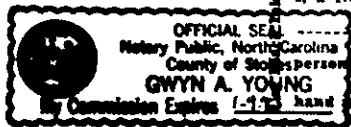
..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Stokes County.

I, a Notary Public of the County and State aforesaid, certify that
Cleo K. Meadows Grantor,
Notary Public, North Carolina
County of Stokes personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26th day of January, 1990.



My commission expires: January 9, 1993 *Gwyn A. Young* 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 his name by his
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of 19.....

Use Black Ink

My commission expires: Notary Public

The foregoing Certificate(s) of *Gwyn A. Young, N.P., Stokes 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. Spear REGISTER OF DEEDS FOR *Forsyth* COUNTY
By *Janet Bottoms* Deputy/Assistant - Register of Deeds