

PRESENTED FOR
REGISTRATION
AND RECORDED

90 NOV 19 P2:58

92

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

\$4.00
D.M.

BK1704 P4224

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

\$52.00

Excise Tax \$52.00

Recording Time, Book and Page

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

Mail after recording to *Beverly R. Mitchell 224 Town Run Ln*
W.S. 22C2 17114

This instrument was prepared by J. TYRONE BROWDER, ATTORNEY

Brief description for the Index

LOT 27, PINEBROOK VALLEY, SEC. 1

NO TITLE SEARCH -
NO CLOSING

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of October, 19 90, by and between

GRANTOR

GRANTEE

PAUL R. WATSON (unmarried)

LENORA R. THOMAS

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

BEING KNOWN AND DESIGNATED as Lot No. 27 as shown on the Map of PINEBROOK VALLEY, SECTION 1, recorded in Plat Book 25 at page 116 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.

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

Deed Book 1700, Page 2977

A map showing the above described property is recorded in Plat Book 25 page 116

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.

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)

PAUL R. WATSON (unmarried)

By:

President

ATTEST:

Secretary (Corporate Seal)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Paul R. Watson (unmarried) Grantor, personally appeared before me this October 28, 1990, and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this October 28, 1990. My commission expires: October 28, 1994



SEAL-STAMP

NORTH CAROLINA, County.

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

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.

J. L. E. SPEAS REGISTER OF DEEDS FOR Forsyth COUNTY
By: Deputy/Assistant - Register of Deeds