

DRAFTED BY: H. Glenn Davis, Atty.



GIFT DEED *you*

18

RECORDING TIME

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'91 APP 10 AIO:01

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

RK1713 P0082

EXCISE TAX

PROBATE AND FILING FEE \$ 8.00 PAID

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Identifier No.: \_\_\_\_\_  
Property Address: 1004 Jones Ave., Forsyth County  
Mail after recording to: Dennis D. McCann 1026 Louise Rd., Winston-Salem, N.C. 27107  
Mail future tax bills to: Jeanette C. McCann, 63 Douglas Rd., Hartford, Conn.

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 9th day of April, 19 91, by and between

GRANTOR

DENNIS D. MCCANN

GRANTEE

JEANETTE C. MCCANN

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 (\$ 10.00 OVC )  
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 Forsyth Township, more particularly described as follows:

Being known as Tax Lot 21, Block 2672, Forsyth County Tax Maps,  
and more particularly described as follows:

Beginning at an iron stake in the Allen R. Pope Eastern line, said iron stake being located at the Northwest corner of the lot conveyed by Michael A. Logan and wife, Jo Ellen S. Logan to M.H. Logan and wife, Villa Mae Logan by deed recorded in Deed Book 874, Page 76, Forsyth County Registry, said beginning point lying Northwardly 292.10 feet from the Southwestern corner of G. N. Childress as recorded in Book 895, Page 164, running thence South 88 degrees 20 minutes East 215 feet to an iron stake, the Northeast corner of said lot; running thence North 4 degrees 0 minutes East 100 feet to an iron stake; running thence North 88 degrees 20 minutes West 215 feet to an iron stake in Pope's line; running thence South 4 degrees West along Pope's line 100 feet to the place of beginning. The same being a lot 100 feet by 215 feet and being part of an 8.16 acre tract conveyed to Joseph W. Byrd and wife, Maude Byrd by deed recorded in Deed Book 568, page 282, Forsyth County Registry.

Being the same property described in a Trustee's Deed, dated April 18, 1986 from Cowles Liipfer, Substitute Trustee, to the Administrator of Veterans Affairs, recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Book 1537, Page 396.

This property is being convey subject to all back taxes.

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ page \_\_\_\_\_)  
Forsyth County Register of Deeds Book LFD 470

BK1713 P0083

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

Dennis D. McCann (seal) \_\_\_\_\_ (seal)  
Dennis D. McCann  
\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
\_\_\_\_ (seal) \_\_\_\_\_ (seal)

Corporate Name

ATTEST:

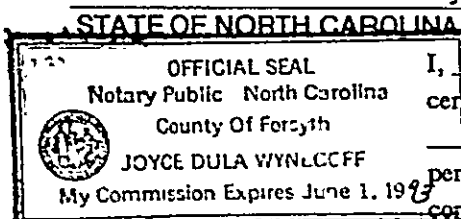
By: \_\_\_\_\_  
\_\_\_\_ President \_\_\_\_\_ Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_, a Notary Public of Forsyth County, NC, do hereby 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 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 notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. My commission expires \_\_\_\_\_, 19\_\_\_\_. \_\_\_\_\_ Notary Public

SEAL/STAMP



STATE OF NORTH CAROLINA - Forsyth County

I, Joyce Dula Wynecoff, a Notary Public of Forsyth County, NC, do hereby certify that DENNIS D. MCCANN personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of April, 1991. My commission expires June 1st, 1993. Joyce Dula Wynecoff Notary Public

SEAL/STAMP

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

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SEAL/STAMP

The foregoing Certificate(s) of Joyce Dula Wynecoff, Notary Public, Forsyth Co NC

is/are certified to be correct.

This the 10 day of April, 1991.

L.E. Speas, Register of Deeds for Forsyth County by:

Deputy/Assistant  
Forsyth County Register of Deeds from LTD 6/90