

DRAFTED BY: William L. Nelson (n/t/s/)

RECORDING TIME

PRESENTED FOR
REGISTRATION
AND RECORD
BK1727 P1961

142

'91 OCT 29 P3:16

NO TAXABLE CONSIDERATION

L.E. SPEARS
REGISTER OF DEEDS
FORSYTH CO. NC

EXCISE TAX

PROBATE AND FILING FEE \$ 6.00 PAID

Tax Block: 3238 Lot: 7-F Parcel Identifier No.:

Property Address:

Mail after recording to: Grantee 4040 New Urbanstown Rd. Winston-Salem NC

Mail future tax bills to: 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of October, 1991, by and between

GRANTOR

GRANTEE

LUCILLE SELL JAMES

LUCILLE SELL JAMES

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 (\$ _____) to _____, 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 stake in the Southeast right of way of Northhampton Drive, Calvin B. Baker's Southwest corner as described in Book 1268 at page 298 in the Forsyth County Registry; thence running with Baker's line S 86 deg. 09' 25" East 170.90' to an iron stake; thence running on a new line S 09 deg. 24' West 138.32' to an iron stake; thence on another new line N 83 deg. 22' 40" West 170.24' to an iron stake in the Eastern right of way of Northhampton Drive; thence running in the Eastern right of way line of Northhampton Drive N 09 deg. 22' 11" East 130.04' to the point and place of Beginning, containing .52 acres, more or less, as shown on a survey entitled Lucille Sell James, prepared by Otis Jones, dated 10/2/91. Also being part of lot 7-F, Block 3238 on the Forsyth County Tax Maps.

The above land was conveyed to Grantor by _____ (see book number _____ page _____)

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 covenances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

APPROVED

Lucille Sell James (seal)
LUCILLE SELL JAMES

CITY - COUNTY PLANNING BOARD

(seal) David E. Reed 10/22/91 (seal)

DIRECTOR

DATE

STATE OF NORTH CAROLINA - Forsyth County



Sue H. Foster

Lucille Sell James

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 17th day of October, 1991.

SEAL/STAMP

My commission expires _____, 19____. Sue H. Foster 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____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Sue H. Foster N.P. Forsyth Co. N.C.

is/are certified to be correct.

This the 29 day of Oct, 1991.

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

Debbie Holden

Deputy/Assistant