

RK1727 P3479

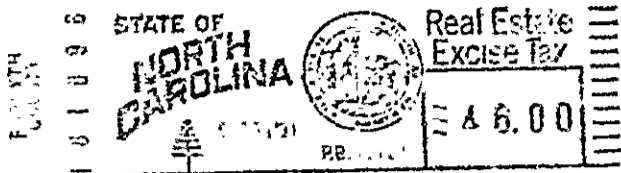
197

PRESENTED FOR
REGISTRATION
AND RECORD

'91 OCT 31 P4:22

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

\$8.00pd DR



Excise Tax

Recording Time, Book and Page

Tax Lot No. Pt. Lot 101, Block 1933

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to

P.O. Box 1164 W.S. N.C. 27102

Grantee

This instrument was prepared by Jack E. Thornton, Jr.

Brief description for the Index

Pt. Lot 58, Pine Crest

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of October, 19 91, by and between

GRANTOR

GRANTEE

JOHN W. COLLINS, JR., and wife,
REBECCA M. COLLINS

GLENN DEXTER ODELL

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 _____ Township,

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

BEGINNING at an iron stake, said beginning point being the northeast corner of Lot 78, the northwest corner of Lot 79 and the southeast corner of Lot 59 as shown on the map of Pine Crest, recorded in Plat Book 1, Page 66, Forsyth County Registry; from said beginning point North 2 deg. 25 min. East 79.10 feet to an iron in the southern right of way of the Old Greensboro Road; with said right of way running South 71 deg. 33 min. East 65.82 feet to a point in said right of way; thence South 18 deg. 27 min. West 25 feet to a point; thence South 3 deg. 16 min. East 36.97 feet to an iron being the northeast corner of Lot 79 and the northwest corner of Lot 80 on the map of Pine Crest; thence North 87 deg. 35 min. West 60.0 feet to the place of beginning, containing 4213 square feet, more or less, according to the survey prepared by Thomas W. Joyce on 7/21/75 and 8/1/75, R.L.S. No. 3179.

The property hereinabove described was acquired by Grantor by instrument recorded in . Book 1630, Page 2480. ...

A map showing the above described property is recorded in Plat Book 1 page 66 .

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:

- a. 1991 taxes which are to be prorated.
- b. Easements of record.
- c. Covenants and restrictions of record.

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.

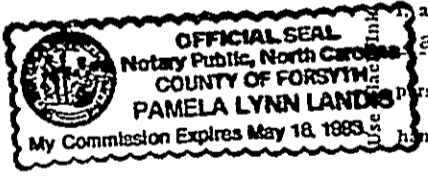
.....
 (Corporate Name)
 By:
 President
 ATTEST:

 Secretary (Corporate Seal)

USE BLACK INK ONLY

John W. Collins Jr (SEAL)
 John W. Collins, Jr.
Rebecca M Collins (SEAL)
 Rebecca M. Collins
 (SEAL)
 (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that John W. Collins, Jr. and wife, Rebecca M. Collins Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of October, 1991.
 My commission expires: May 18, 1993 Pamela Lynn Landis Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

Use Black Ink

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 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 Pamela Lynn Landis, Notary Public, Forsyth County, NC

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.

By *LE [Signature]* REGISTER OF DEEDS FOR Forsyth COUNTY
 Deputy Assistant - Register of Deeds