



BK1728 P3326

PRESENTED FOR
REGISTRATION
AND RECORDING

91 NOV 15 P2:13

L. E. SPEER
REGISTER OF DEEDS
FORSYTH COUNTY N.C.

#3 copy

89

John

Excise Tax

Recording Time, Book and Page

Tax Lot No. Block 0778 Lot 011

Parcel Identifier No.

Verified by
by

County on the

day of

, 19

Mail after recording to Bunny T. & Larry T. Llewellyn

This instrument was prepared by J. Tyrone Browder, P. O. Box 550, King, N. C. 27021

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of November, 1991, by and between

GRANTOR

GRANTEE

J. TYRONE BROWDER
(unmarried)

BUNNY T. LLEWELLYN
and husband
LARRY T. LLEWELLYN

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

Located on Lomond Street, and BEING known and designated as Lot No. 11, in Block 66, as shown on the map of Winston-Salem Land and Investment Company Property, as recorded in Plat Book 4, Page 147 (also recorded in Deed Book 40, Page 395) in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1701, Page 1161

A map showing the above described property is recorded in Plat Book 4 page 147

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:

Subject to easements and restrictions of record, if any, and 1991 ad valorem taxes to be prorated as of the date hereof.

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

J. Tyrone Browder (SEAL)
J. TYRONE BROWDER (Unmarried)

..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

OFFICIAL SEAL: I, a Notary Public of the County and State aforesaid, certify that J. TYRONE BROWDER (Unmarried) Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of November, 1991.



My commission expires: December 12, 1994. *Carolyn D. Dutton* 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 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 *Carolyn D. Dutton N.P. Stokes Co. N.C.*

is 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

LEWIS, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORTSMITH COUNTY
By *Jessie Talden* Deputy Register of Deeds