



GIFT DEED  
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PRESENTED FOR RK1731 P0054  
REGISTER  
AND RE

'91 DEC 16 1955

LE  
REGISTER OF  
FORSYTH

JB. #10.00pd.

Tax Lot No. \_\_\_\_\_ Parcel Identified No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to \_\_\_\_\_ West and Banks (box)

This instrument was prepared by \_\_\_\_\_ West and Banks (William F. West Jr.)  
Brief description for the Index \_\_\_\_\_ Lot No. 10, Gordon Manor, Winston-Salem

NO TITLE SEARCH REQUESTED NOR PERFORMED

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10<sup>th</sup> day of December, 1991, by and between

GRANTOR

GRANTEE

Mildred Nixon Shoemaker Lynch

John Sidney Shoemaker

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 love and affection given 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, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 10 as shown by plat 0055  
of Gordon Manor Development Section 2, recorded in Plat  
Book 17 page 118 in the Office of the Register of Deeds  
of Forsyth County, North Carolina.

The purpose of this deed is to grant to Grantee a fee  
simple interest subject to a life estate for the life and  
benefit of Mildred Nixon Shoemaker Lynch.

The property hereinabove described was acquired by Grantor by instrument  
recorded in Book 1190, page 1605

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 life estate interest for the life and benefit of Mildred Nixon  
Shoemaker Lynch.

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 (Seal)


*Mildred Nixon Shoemaker Lynch* (SEAL)  
Mildred Nixon Shoemaker Lynch

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

NORTH CAROLINA, Forsyth County. RK1731 P0056

I, a Notary Public of the County and State aforesaid, certify that Mildred Nixon Shoemaker Lynch, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10th day of December, 1991.

(SEAL)  EDITH L. FLYNN  
My Commission Expires: 5/3/93 Edith L. Flynn Notary Public  
FORSYTH COUNTY, NC

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 it \_\_\_\_\_ Secretary. Witness my hand and official stamp and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

(SEAL) My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing certificate(s) of Edith L. Flynn, Notary Public  
Forsyth Co. NC  
is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

L.E. SPEAS, REGISTER OF DEEDS REGISTER OF DEEDS FOR Forsyth COUNTY  
By: Jessie Shagren Deputy/~~Assistant~~ Register of Deeds

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