



97

PRESENTED FOR
REGISTRATION
AND RECORDED

'92 JAN 23 P2:43

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

\$8.50

BK 1733 P 3599



Excise Tax \$70.00

Recording Time, Book and Page

Tax Lot No. 11, Block 943

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to GRANTEE, 1326 JACKSON AVE. WINSTON SALEM, NC 27101

PERMANENT ADDRESS WILL BE FOR TAXES: 1443 UNDERWOOD AVE, WINSTON SALEM, NC 27101

This instrument was prepared by Samuel M. Booth, Atty., 1171 West 4th St., Winston-Salem, N.C. 27101

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22nd day of JANUARY, 1992, by and between

GRANTOR

GRANTEE

WILLIAM J. YEATTS
and wife,
BONNIE W. YEATTS

LONNIE L. MCRAE
and wife,
JULIA M. MCRAE

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:

BEING KNOWN AND DESIGNATED as Lot 11, Block F, as shown on a Map showing Subdivision in Part only of the W.F. Snipes Estate, as recorded in Plat Book 3, Page 32, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

For further reference see Deed Book 1702, Page 4096 and Deed Book 1028, Page 496, of the Forsyth County Registry. Being presently designated as Tax Lot 11, in Block 943 on the Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 3 page 32

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:

- Easements and restrictions of record.
- 1992 ad valorem taxes to be prorated and deed of trust to James M. Wooten Realty, Inc.

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)

William J. Yeatts (SEAL)
WILLIAM J. YEATTS

Bonnie W. Yeatts (SEAL)
BONNIE W. YEATTS

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County, /of Stokes

I, a Notary Public of the County and State aforesaid, certify that
OFFICIAL SEAL WILLIAM J. YEATTS and wife, BONNIE W. YEATTS Grantor,
Notary Public, North Carolina
COUNTY OF STOKES personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
BARBARA S. LOGGINS
My Comm. Exp. 5-6-96 hand and official stamp or seal, this 22nd day of January 1992

My commission expires: 5/6/96 *Barbara S. Loggins* 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 BARBARA S. LOGGINS, NOTARY PUBLIC, STOKES COUNTY, NORTH CAROLINA

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

L.E. SPEAS, REGISTER OF DEEDS
By *Jeanie Holden* REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy ~~Register~~ Register of Deeds