



152

BK1735 P0931
PRESENTED FOR
REGISTRATION
AND RECORDED

'92 FEB -5 P4:47

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
\$10.00
AC

Excise Tax

Recording Time, Book and Page

Tax Lot No. 013W Blk. 3897

Parcel Identifier No.

Verified by ..
by ..

County on the day of , 19

Mail after recording to Richard d. Madison, 2740 Lockwood Drive, Winston-Salem, NC 27127

This instrument was prepared by Steven D. Smith, Attorney

Brief description for the Index

P.B.22,p.87 - Tx. Blk.3897,Lt.013W

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of February, 1992, by and between

GRANTOR

GRANTEE

SHERRILL RAY GAMBILL
and wife
JUDY M. GAMBILL

RICHARD D. MADISON
and
LINDA G. MADISON

Enter an 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 Forsyth County, North Carolina and more particularly described as follows: Township.

SEE EXHIBIT "A" - DESCRIPTION

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

BOX 902, PAGE 87

A map showing the above described property is recorded in Plat Book 22 page 87

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:

Save and except easements, rights-of-way and restrictions of record, if any.

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

Sherrill Ray Gambill (SEAL)
Sherrill Ray Gambill
Judy M. Gambill (SEAL)
Judy M. Gambill
(SEAL)
(SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

OFFICIAL SEAL
NOTARY PUBLIC, NORTH CAROLINA
CAROLYN M. HANKINS
COUNTY OF FORSYTH
I, a Notary Public of the County and State aforesaid, certify that Sherrill Ray Gambill and wife Judy M. Gambill Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3rd day of February 1992. My Commission Expires August 28, 1994. Carolyn M. Hankins 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 M. Hankins, Notary Public

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.

LEAS, REGISTER DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By Deputy Assistant - Register of Deeds

BK1735 P0933

EXHIBIT "A" - DESCRIPTION

BEGINNING at an iron stake in the western right of way line of Lockwood Drive, said iron stake also marking the northeast corner of Michael L. Campbell as described in Deed Book 1686, Page 2367, as recorded in the office of the Register of Deeds, Forsyth County, North Carolina; running thence with Campbell's northern line South 62 degrees 59 minutes West 238.20 feet to an iron stake marking Campbell's northwest corner; running thence North 19 degrees 16 minutes 20 seconds West 159.93 feet to an iron stake, the southwest corner of James Benson, now or formerly (informally known as Tax Lot 12-W, Tax Block 3897, Forsyth County Tax Maps); running thence with Benson's southern line North 77 degrees 32 minutes 45 seconds East 234.67 feet to an iron stake in the western right of way line of Lockwood Drive; running thence with the western right of way line of Lockwood Drive South 21 degrees 00 minutes East 100.01 feet to an iron stake, the POINT AND PLACE OF BEGINNING. This description is in accordance with a survey entitled "Property of Richard D. Madison and Linda G. Madison" by C. Ray Cates, R.L.S., dated January 31, 1992 and bearing Job No. 3020. This property is informally known as Tax Lot 13-W, Tax Block 3897, Southfork Township, Forsyth County Tax Maps. For further reference see Deed Book 902, Page 87, Forsyth County Registry.