

BK1745 P0851

NO TITLE SEARCH REQUESTED.
NONE PERFORMED.



PRESENTED FOR
REGISTRATION
AND RECORDED

REG# FORSYTH

05-19-92

7 126

'92 MAY 19 P3:23



\$40.00



Real Estate
Excise Tax

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

Excise Tax

Recording Time, Book and Page 48.00pd

Tax Lot No. 203, Block 1610 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Herman Henry Mazzeo, 2338 N. Liberty St W/S 27105

This instrument was prepared by Leslie G. Frye

Brief description for the Index

2912 Woodleigh Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of May, 1992, by and between

GRANTOR

E. WAYNE JONES AND WIFE,
LUCINDA I. JONES

GRANTEE

HERMAN HENRY MAZZEO AND WIFE,
MARY C. MAZZEO

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

BEGINNING at a point on the West side of Woodleigh Street, said Point of Beginning being 150 feet South from the South side of Union Street, also being the Southeast corner of Lot 35, running thence along the West side of Woodleigh Street, South 21 degrees 30 minutes East 75 feet to a point; thence South 68 degrees 30 minutes West 150 feet to a point on the East side of a 15-foot alley; thence along said alley, North 21 degrees 30 minutes West 75 feet to a point, the Southwest corner of Lot 35; thence along the South line of Lot 35, North 68 degrees 30 minutes East 150 feet to the place of BEGINNING. Being Known and Designated as Lot 34 and the North half of Lot 33 as shown on the Plat of Woodleigh Place as recorded in Plat Book 3, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See plat recorded in Deed of Trust Book 541, Page 150. This is the same property as that described in Book 1169, Page 918, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to a deed of trust dated July 14, 1971, from William Lewis McGuire and wife, Frances R. McGuire to Archie C. Walker, Trustee, as recorded in Book 1073, Page 38, Forsyth County Registry, securing a note to Wachovia Mortgage Company for \$22,000.00. In accepting this deed, purchasers, as a part of the consideration, hereby assume and agree to pay the balance due on said note, and also hereby assume the obligations of William Lewis McGuire and wife, Frances R. McGuire, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1583, Page 1627, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book .. 3 .. page ... 48.....

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:

Rights of way, easements and restrictions of record, if any.

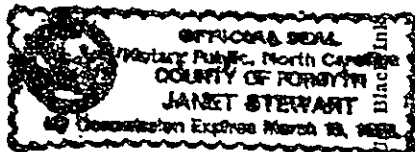
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

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

USE BLACK INK ONLY

E. Wayne Jones (SEAL)
E. WAYNE JONES
Lucinda I. Jones (SEAL)
LUCINDA I. JONES
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that E. Wayne Jones and
wife, Lucinda I. Jones, Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 18 day of May, 1992.

My commission expires: 3-10-93 *Janet Stewart* 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 Janet Stewart N.P. Forsyth Co. N.C.

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.

L.E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR Forsyth COUNTY
By *Jesse Gadden* Deputy/..... Register of Deeds