



197

PRESENTED FOR
REGISTRATION
AND RECORDED

BK1746
P0747

REG# FORSYTH

05-29-92

'92 MAY 29 P3:22



\$234.00



Real Estate
Excise Tax

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

\$8.00
[Signature]

Excise Tax

Recording Time, Book and Page

Tax Lot No. 40 Block 4208A Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to

This instrument was prepared by Kenneth P. Carlson, Jr. (Box)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of May, 1992, by and between

GRANTOR	GRANTEE
FREDERICK R. HAGER and wife, GWENDOLYN S. HAGER	CARL ROBERT LARSON and wife, JEAN WEBB LARSON

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

BEING KNOWN AND DESIGNATED as Lot Number 40 as shown on Map Number 1 of 2 of Section One of CLEMMONS WEST, as recorded in Plat Book 25, Page 125, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 150 Nottidge Court
Clemmons, NC 27012

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1445, Page 693, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 25 . . . page 125. . . .

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 ways and restrictions of record, if any, and taxes.

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.

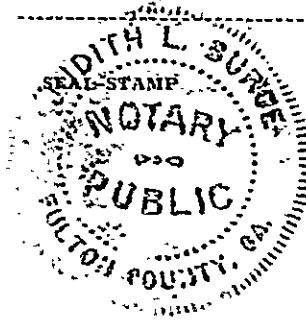
(Corporate Name)
By: -----

President
ATTEST: -----

Secretary (Corporate Seal)

Frederick R. Hager (SEAL)
FREDERICK R. HAGER
Gwendolyn S. Hager (SEAL)
GWENDOLYN S. HAGER
----- (SEAL)
----- (SEAL)

USE BLACK INK ONLY



GEORGIA *Fulton* County.

I, a Notary Public of the County and State aforesaid, certify that *Frederick R. Hager and wife, Gwendolyn S. Hager* Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *24th* day of *May*, 19*92*.
Notary Public, Fulton County, Georgia
My commission expires: *Julith L. Burge* 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 *Julith L. Burge, Notary Public, Fulton Co GA*

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 FOR FORSYTH COUNTY
By *Olivia Sumner* Deputy Assistant Register of Deeds