



08-04-92

120

PRESENTED FOR
REGISTRATION
AND RECORDED

RK1752 P0812

'92 AUG -4 P4:26



\$85.00

Real Estate
Excise TaxL.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

+ 3.00pd OR

Excise Tax

Recording Time, Book and Page

Tax Lot No. Lots 30B, 31B, 32B and 33B Parcel Identifier No.
 Block 1175
 Verified by County on the day of , 19
 by

Mail after recording to Bobby D. Nixon, Jr. - Route 2, Box 231, Lansing, N.C. 28643

This instrument was prepared by PARKS ROBERTS

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of August, 19 92, by and between

GRANTOR

GRANTEE

RONALD J. PLEMMONS and wife,
IMO JEAN PLEMMONS

BOBBY DEAN NIXON JR. and wife
DIANE K. NIXON

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:

BEGINNING at an iron stake located at the Southwestern corner of Lot 30 hereinafter referred to, said iron also being in the margin of a 15 foot alley; running thence with said alley North 36° 51' 34" East 65.90 feet to an iron stake located at the Southeast intersection of said alley and Indiana Avenue; running thence with the South right of way line of said avenue South 58° 58' 07" East 85.44 feet to an iron; running thence South 36° 51' 34" West 111.88 feet to an iron located in the Northeast right of way line of said 15 foot alley; running thence with the North margin of said alley North 29° 26' 31" West 92.83 feet to the point and place of beginning. Being all of Lots 30, 31, 32 and 33 as shown on the plat of Bon Air - Greenway Place, Section "A", recorded in Plat Book 3, Page 25, except the portion conveyed to the City of Winston-Salem for widening of Indiana Avenue, by deed recorded in Book 1122, Page 506, Forsyth County Registry.

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

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

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 the deeds of trust to be cancelled and the 1992 valorem taxes which are a lien not yet due or payable.

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

Ronald J. Plemmons (SEAL)
RONALD J. PLEMMONS

Imo Jean Plemmons (SEAL)
IMO JEAN PLEMMONS

.....(SEAL)

.....(SEAL)



SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that *Ronald J. Plemmons and Imo Jean Plemmons* Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *4th* day of *August*, 19*92*.
My commission expires: *3/2/94* *Victoria J. Triplett* Notary Public

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 *Victoria J. Triplett, N.C. 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 *Deborah Ridd* Deputy/Assistant - Register of Deeds

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