

DRAFTED BY: THOMAS G. JACOBS

RECORDING TIME

46

PRESENTED FOR
REGISTRATION
AND RECORDED

'92 AUG 19 AM 11:23

FORSYTH

08-19-92



\$55.00



Real Estate
Excise Tax

EXCISE TAX

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
PROBATE AND FILING FEE \$ PAID

31753 P1337

Tax Block: 4729 Lot: 112-B Parcel Identifier No.: _____
Property Address: 4975 Spainhour Mill Rd. Tobacoville, NC 27050
Mail after recording to: SAME
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of August, 1992, by and between

GRANTOR

GRANTEE

MARY G. HAUSER,
unmarried

MARY H. HARP and husband,
JOHN H. HARP, JR.

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, in consideration of (\$ 10.00 & ovc) TEN DOLLARS and o. v. c. to
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 in Forsyth County, North Carolina _____ Township, more particularly described as follows:

BEGINNING at an existing iron pipe in the east line of the Violet O. Jones and Ernest O. Conrad property, and being the extreme western corner of the property of Laura Byrd as recorded in Deed Book 1692, Page 2054, Forsyth County Registry (FCR); thence with the south line of Byrd property North 79° 27' 41" East 129.14 feet to an existing iron pipe; thence South 22° 32' 21" East 51.97 feet along the west line of Laura Byrd as described in Deed Book 1694, Page 2185, to an existing iron pipe; thence continuing with Byrd's line North 62° 18' 19" East 14.03 feet to an existing iron pipe; thence South 22° 40' 33" East 21.43 feet to an existing iron pipe; thence South 63° 42' 55" West 13.95 feet to an existing iron pipe; thence South 22° 59' 11" East 64.95 feet to an existing iron pipe, in the northern right of way line of Spainhour Mill Road; thence with said right of way line South 62° 26' 42" West a chord distance of 203.56 feet to an existing iron pipe; thence North 00° 00' 42" East 197.77 feet to the point and place of BEGINNING. All according to a survey by Joseph Edward Franklin, RLS, dated August 5, 1992, and containing 0.62 acres, more or less, and also being tax lot 112-B, block 4729, tax map 576910, and being a portion of tracts 2A, 2B, 2C of Deed Book 1223, Page 507, FCR, also see Deed Book 824, Page 197, FCR.

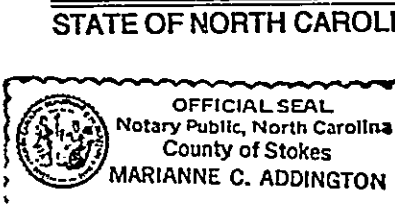
The above land was conveyed to Grantor by _____ (see book number _____ page _____)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. **SAVE AND EXCEPT** restrictions and ...

easements of record and 1992 ad valorem taxes.
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Mary G. Hauser (seal)

MARY G. HAUSER, unmarried (seal)



I, Marianne C. Addington, a Notary Public of Stokes County, NC, do hereby certify that MARY G. HAUSER, unmarried personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 19th day of August, 1992.

My commission expires 10-28-95, 1995 Marianne C. Addington Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of Marianne C. Addington N.P. Stokes Co. NC is/are certified to be correct.

This the 19 day of Aug, 1992

L.E. Speas, Register of Deeds for Forsyth County by:

Jessie Golden

Deputy/Assistant