

DRAFTED BY: T. Dan Womble

RECORDING TIME



FORSYTH

09-01-92

227

PRESENTED FOR
REGISTRATION
AND RECORDED

'92 SEP -1 P4:29



\$200.00

Real Estate
Excise Tax

EXCISE TAX

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

BK1755 P0776

Tax Block: 4403 Lot: 187 Parcel Identifier No.:
Property Address: 8719 Center Grove Church Road, Clemmons, North Carolina 27012
Mail after recording to: Grantee, 8719 Center Grove Church Road, Clemmons, North Carolina 27012
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of August, 1992, by and between

GRANTOR

GRANTEE

Jerry A. Wackerhagen and wife,
Sharon C. Wackerhagen

Denise R. Viands (Widow)

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 O.V.C. to them
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 Lewisville Township, more particularly described as follows:

BEGINNING at an iron located in the Western right-of-way line of Center Grove Church Road and also being located in the Northeast corner of Embert V. Doty, Deed Book 558, Page 446, Forsyth County Registry; thence from said point of Beginning North 59° 37' 05" West 127.34 feet to an iron; thence North 07° 24' 23" East 177.18 feet to an iron; thence South 51° 49' 07" East 214.04 feet to an iron in the Western right-of-way line of Center Grove Church Road; thence along the Western right-of-way of Center Grove Church Road South 37° 00' West 134.98 feet to an iron, the point and place of Beginning, containing 0.570 acres, more or less, and being in accordance with a survey prepared by Kenneth L. Foster, R.L.S., dated August 24, 1992, Job No. 5582-86A.

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.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Jerry A. Wackerhagen (seal)
JERRY A. WACKERHAGEN

Sharon C. Wackerhagen (seal)
SHARON C. WACKERHAGEN

(seal)

(seal)

STATE OF NORTH CAROLINA - Forsyth County



OFFICIAL SEAL I,
Notary Public, North Carolina
COUNTY OF FORSYTH

LOU FANSLER

My Commission Expires Feb. 25, 1995

Lou Fansler, a Notary Public of Forsyth County, NC, do hereby
certify that Jerry A. Wackerhagen and Sharon C. Wackerhagen

personally appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance. Witness my hand and notarial seal this the 27 day of August, 1992.

SEAL/STAMP

My commission expires 2-25, 1995 Lou Fansler 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____.

SEAL/STAMP

My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of Lou Fansler N.P. Forsyth Co NC
is/are certified to be correct.

This the 1 day of Sept, 1992

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

Jesse Holden

Deputy/Assistant

Forsyth County Register of Deeds form SPD 4/90