

DRAFTED BY: H. DWIGHT NELSON-NO TITLE SEARCH
REQUESTED OR PERFORMED

RECORDING TIME

155 PRESENTED FOR
REGISTRATION
AND RECORDED

'92 SEP 10 P3:38

L.E. SPEAS
REGISTER OF DEEDS
FOR FORTY-SIX AND FIFTY-FIVE

GIFT DEED

EXCISE TAX

Tax Block: 4935 Lot: 37D Parcel Identifier No.:
Property Address: 205 Stoltz Street, Rural Hall, NC 27045
Mail after recording to: H. Dwight Nelson Box
Mail future tax bills to: Grantees, 205 Stoltz Street, Rural Hall, NC 27045

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2ND day of SEPTEMBER, 19 92, by and between

GRANTOR
JANET S. CELNAR (f/k/a JANET KAY STOLTZ and
JANET S. SCOTT)
and husband,
RONALD L. CELNAR

GRANTEE
JANET S. CELNAR
and husband,
RONALD L. CELNAR

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or neuter as required by context.
WITNESSETH, that the Grantor, in consideration of (\$ -0-), NO CONSIDERATION 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 Bethania Township, more particularly described as follows:

BEGINNING at a point marked by an iron in the East line of Otis B. Parrish (DB 1124 Page 711); said point being located North 4 deg. 46 min. 32 sec. East 19.95 feet from an existing iron marking the Southeastern corner of said Otis B. Parrish; thence running North 4 deg. 31 min. 37 sec. East 179.10 feet to a point marked by an existing iron; thence North 85 deg. 46 min. 42 sec. West 100.11 feet to a point; thence North 4 deg. 31 min. 02 sec. East 140.80 feet to a point marked by an existing iron; thence South 88 deg. East 206.75 feet to a point marked by an existing iron in the Western margin of Holmes Street (passing through an existing iron at 12.94 feet); thence South 01 deg. 57 min. 30 sec. West with the Western margin of Holmes Street 326.01 feet to a point, said point being located South 53 deg. 02 min. 34 sec. East 2.63 feet from an existing iron pin; thence North 86 deg. 19 min. 23 sec. West 121.08 feet back to the point and place of BEGINNING and containing 1.178 acres more or less as per survey by G. Stephan Lineback, RLS on March 25, 1986.

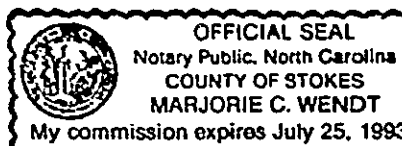
The above land was conveyed to Grantor by Nina B. Stoltz (see book number 1249 page 1200)
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of 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, except for easements, restrictions and encumbrances of record, if any.

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

Janet S. Celnar (seal)
JANET S. CELNAR (seal)

Ronald L. Celnar (seal)
RONALD L. CELNAR (seal)

STATE OF NORTH CAROLINA - Forsyth County



Marjorie C. Wendt (seal), a Notary Public of Forsyth County, NC, do hereby certify that Janet S. Celnar and husband, Ronald L. Celnar personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 4th day of September, 19 92.

SEAL/STAMP

My commission expires July 25, 19 93. *Marjorie C. Wendt* 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 *Marjorie C. Wendt, NP, Stokes Co, NC*

is/are certified to be correct.

This the 10 day of September, 19 92.

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

Deborah Riddle

Deputy/Assistant