

DRAFTED BY: Daniel A. Frazier ✓ Box
No title search done

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GIFT DEED

DAF

RECORDING TIME

BK 1778 P 0359
PRESENTED FOR
REGISTRATION
AND RECORDED

'93 APR 26 12:43

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
PROBATE AND FILING FEE \$ 2.00 PAID

EXCISE TAX

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: 2543 Manchester Street-Winston-Salem, N.C. 27105
Mail after recording to: Grantee-
Mail future tax bills to: Grantee- 2543 Manchester Street-Winston-Salem, N.C. 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of April, 1993, by and between

GRANTOR

JAMES RAY MONROE (Single)

GRANTEE

JAMES MONROE and wife,
CELESTINE N. MONROE

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 O.V.C., Ten dollars and other valuable 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 Winston Township, more particularly described as follows:

BEGINNING at a stake on the East side of Manchester Street and running in line with same 47.7 feet North to a stake; thence running East in line with the southern border of Lot No. 5, 149.5 feet to a stake; thence South in line with the West Border of Lot No. 21, 47.7 feet to a stake; thence running West in line with the North Boundary of Lot No. 3, 149.5 feet to the stake of BEGINNING. Known and designated as Lot No. 4 of the Vantage View Development. Plat of said property is recorded in Plat Book 6, page 130, in the office of the Register of Deeds, Forsyth county, North Carolina.

The above land was conveyed to Grantor by James Monroe (see book number 1417 page 0509)

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.


James Ray Monroe (seal)
JAMES RAY MONROE (Single)

_____ (seal)

_____ (seal)

_____ (seal)

STATE OF NORTH CAROLINA - Forsyth County

 Patricia A. Jeffares, a Notary Public of Forsyth County, NC, do hereby
OFFICIAL SEAL
PATRICIA A. JEFFARES
Notary Public North Carolina
County of FORSYTH
My Commission Expires
September 29, 1997
I certify that James Ray Monroe (Single)
personally appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance. Witness my hand and notarial seal this the 26th day of April, 1993.
My commission expires Sept. 29, 1997 Patricia A. Jeffares 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 Patricia A. Jeffares N.P. Forsyth Co. NC
is/are certified to be correct.

This the 26 day of April, 1993.

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

Pat Speas Deputy/Assistant

Forsyth County Register of Deeds Form STD 100