

DRAFTED BY: William E. Rabil, Jr.



FORSYTH COUNTY

06-07-93



\$650.00

Real Estate  
Excise Tax

EXCISE TAX

RECORDING TIME

BK1783 P3136

181

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'93 JUN -7 P4:31

L.E. SPEAS  
REGISTER OF DEEDS

EXCISE AND FILING FEES 8.00 PAID

Tax Block: 1487 Lot: Parcel Identifier No.:  
Property Address: 1046 Englewood Drive, Winston-Salem, North Carolina 27106  
Mail after recording to: Grantees, 1046 Englewood Drive, Winston-Salem NC 27103  
Mail future tax bills to: Grantees, same address as above

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 4 day of June, 19 93, by and between

GRANTOR

Walter Favruzzo and wife,  
Barbara S. Favruzzo

GRANTEE

Andrew C. Ellis and wife,  
Kelly T. Ellis

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 and o.v.c. Ten dollars and 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 Winston Township, more particularly described as follows:

See attached Exhibit "A"

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.

Walter Favruzzo (seal)  
Walter Favruzzo

Barbara S. Favruzzo (seal)  
Barbara S. Favruzzo

\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)

STATE OF NORTH CAROLINA - Forsyth County



OFFICIAL SEAL I, Mary Sue Hatley

, a Notary Public of Forsyth County, NC, do hereby  
certify that Walter Favruzzo and wife, Barbara S. Favruzzo

personally appeared before me this day and acknowledged the execution of the foregoing deed of  
My Commission Expires Dec. 18, 1995. conveyance. Witness my hand and notarial seal this the 4 day of June, 19 93.

SEAL/STAMP

My commission expires Dec. 18, 1995. Mary Sue Hatley 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 Mary Sue Hatley N.P. Forsyth Co NC  
is/are certified to be correct.

This the 7 day of June, 19 93.

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

Jessie Galden Deputy/Assistant  
Forsyth County Register of Deeds Form SFD 4/90

## EXHIBIT "A"

BEGINNING at an iron pin in the western margin of Englewood Drive, said iron pin being the Northeast corner of Lot No. 41 and the Southeast corner of Lot No. 42, as shown on the Map of Englewood, Block D, in Plat Book 3, Page 56A, and from said beginning point running North 89 degrees 33 minutes 05 seconds West 187.91 feet to a point; thence North 02 degrees 15 minutes 55 seconds East 89.22 feet to a point; thence North 02 degrees 10 minutes 41 seconds East 30.73 feet to an iron pin; thence North 86 degrees 34 minutes 35 seconds East 166.35 feet to an iron pin in the western margin of Englewood Drive; thence with the western margin of said Englewood Drive, South 07 degrees 26 minutes 50 seconds East 132.38 feet to the point and place of BEGINNING. Also known as Lots Nos. 42, 43, 44, 45 and part of Lots Nos. 46 and 47, Block D, of Englewood, as shown in Plat Book 3, Page 56A, Forsyth County Registry.

Also known as Tax Lots 42, 43, 44, 45, 46A and 47A