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BK 1788 P 3029
PRESENTED FOR
REGISTRATION
AND RECORDED

FORSYTH COUNTY

87-15-93

'93 JUL 15 P 3:13



\$170.00

Real Estate
Excise Tax

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

Janet Bottoms
#10.00 pd.
Recording Time, Book and Page

Excise Tax

Tax Lot No. 109, Block No. 1053 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Grantee

This instrument was prepared by W. MCNAIR TORNOW - *Box*

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14 day of JULY, 19 93, by and between

GRANTOR

GRANTEE

THOMAS G. SERIO and wife,
MARY ELIZABETH SERIO

JAMES S. FORRESTER and wife,
MARY FRANCES FORRESTER

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration 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 situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1648, Page 3353

A map showing the above described property is recorded in Plat Book ... 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 and 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 the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Except easements, conditions restrictions of record, if any and 1993 Ad Valorem Property Taxes to be prorated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) By: President ATTEST: Secretary (Corporate Seal) THOMAS G. SERIO MARY ELIZABETH SERIO

USE BLACKINK ONLY

SEAL-STAMP FLORIDA NORTH CAROLINA LEON County.



CLAIRE M. SWETT MY COMMISSION # CC281864 EXPIRES June 2, 1997 BONDING COMPANY: FARM INSURANCE, INC. I, a Notary Public of the County and State aforesaid, certify that Thomas G. Serio Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of July, 1993. My commission expires: 6-2-97 Claire M. Swett Notary Public

SEAL-STAMP NORTH CAROLINA, Forsyth Davie County.



I, a Notary Public of the County and State aforesaid, certify that Mary Elizabeth Serio Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of July, 1993. My commission expires: 6/1/94 Amy Godin Crawford Notary Public

The foregoing Certificate(s) of Amy Godin Crawford N.P. Leon Co. Fla. & L.E. Speas N.P. Davie Co. N.C.

are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L.E. SPEAS, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY BY JESSIE SOLDER Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at an iron in the eastern right-of-way line of Hawthorne Road said iron being North 2 degrees 30 minutes East 362.10 feet along said right-of-way line from the Northeastern intersection of Academy Street and said Hawthorne Road; from said beginning point continuing with said right-of-way line North 2 degrees 30 minutes East 70.08 feet to an iron; running thence South 86 degrees 00 minutes 22 seconds East 157.00 feet to an iron; running thence South 02 degrees 14 minutes 28 seconds West 14.83 feet to an iron; running thence South 17 degrees 42 minutes 52 seconds East 36.43 feet to an iron; running thence South 01 degrees 5 minutes 3 seconds West 20.89 feet to an iron; running thence North 86 degrees 10 minutes 53 seconds West 170.16 feet to the point and place beginning according to Survey prepared by Daniel W. Donathan, R.L.S. L1192, dated August 19, 1988.