

DRAFTED BY: ROBERT D. HINSHAW 125

RECORDING TIME BK1794 P0794 PRESENTED FOR REGISTRATION AND RECORDED '93 AUG 30 P12:30 L.E. SPEAS Janet Bottoms REGISTER OF DEEDS FORSYTH COUNTY N.C. PROBATE AND FILING FEE \$6.00 PAID

FORSYTH COUNTY 88-38-93



\$203.00 Real Estate Excise Tax

EXCISE TAX

Tax Block: 3636 Lot: 33 Parcel Identifier No.: Property Address: 4731 Hawksdale Drive, Winston-Salem, N.C. 27106 Mail after recording to: Grantee: 4731 Hawksdale Drive, Winston-Salem, N.C. 27106 Mail future tax bills to: Grantee

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of August, 19 93, by and between

Table with 2 columns: GRANTOR (HELEN J. FALLON (Divorced)) and GRANTEE (RICKMAN D. BENFIELD AND WIFE TAMERYN H. BENFIELD)

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 DOLLARS AND OTHER 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 in Forsyth County, North Carolina Old Town Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 33 of the Subdivision known as Forsyth Forest, recorded in Plat Book 21, page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, being in all respects the same property as that described in Deed Book 1019, page 87, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 33, Block 3636, Old Town Township, Forsyth County Tax Records.

The above land was conveyed to Grantor by James D. Fallon (see book number 1662 page 1972) 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. Subject to easements and restrictions of record, if any, and 1992 ad valorem taxes to be prorated.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written. (seal) Helen J. Fallon (seal) HELEN J. FALLON (seal)

STATE OF NORTH CAROLINA - Forsyth County OFFICIAL SEAL Cindy E. Botta, a Notary Public of Forsyth County, NC, do hereby certify that HELEN J. FALLON (Divorced) appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 20 day of August, 19 93. My Commission Expires January 6, 1996. Cindy E. Botta 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____. My commission expires _____, 19____. Notary Public

The foregoing Certificate(s) of Cindy E. Botta, NR Forsyth Co. NC is/are certified to be correct.

This the 30th day of August, 19 93.

L.E. Speas, Register of Deeds for Forsyth County by: Deborah Redick Deputy/Assistant