

DRAFTED BY: Robert H. Sapp

RECORDING TIME **BK1799 P1818**



FORSYTH COUNTY 18-88-93

73

PRESENTED FOR
REGISTRATION
AND RECORDED

'93 OCT -8 P12:24



\$30.00

Real Estate
Excise Tax

EXCISE TAX

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
PROBATE AND FILING FEES PAID

Tax Block: 2231 Lot: 1B Parcel Identifier No.: _____
Property Address: 1321 Wentworth Road Winston-Salem, North Carolina 27105
Mail after recording to: Garrett, 3802 Barkwood Drive, Winston-Salem, NC
Mail future tax bills to: 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of October, 19 93, by and between

GRANTOR

GRANTEE

Bobby Z. Garrett and wife, Barbara D. Garrett

Tom Andrews

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 Considerations 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 an iron stake, in the North line of Woodland Road, the Southeast corner of a 12.5 acres tract sold by R. L. Cox to Wm. Dalton, March 30, 1897, see deed recorded in Deed Book 61, Page 99; running thence with extreme East line of said tract of Wm. Dalton, North 3° 11' East 99 feet to an iron stake, another corner of said tract of Wm. Dalton and also the Southeast corner of a 7.3 acre tract sold by C. W. Shouse to James Timlic, see corrected deed recorded in Book 219, page 224; thence with the South line of said tract of James Timlic, South 86° 30' East 50 feet to an iron stake, the Northwest corner of Lot No. 2; thence with the West line of said Lot No. 2, South 3° 11' West 98.73 feet to an iron stake, in the North line of said Woodland Road, North 86° 49' West 50 feet to the Beginning, being Lot No. 1 containing 4943 square feet, more or less and is at the northwest corner of the 5.58 acre tract shown on the plot of R.M. Cox, said tract is being developed into lots but has not been completed by iron stake mark the corners of Lot No. 1 and referred to in this description. The above described property is now known as Lot No. 1 on the Map of Property of R. M. Cox and W. A. Martin recorded in Plat Book 11, page 37, in the Office of the Register of Deeds of Forsyth County, North Carolina. This being a description of part of 5.58 acre tract owned by R. M. Cox in Middlefork Township, Forsyth County.

P. 1819

RK 1799 P 1819

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 the following exceptions:

Save and Except easements and restrictions of record, if any.

IN WITNESS WHEREOF the Grantor has 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.

<u>Bobby Z. Garrett</u> (seal)	<u>Barbara D. Garrett</u> (seal)
Bobby Z. Garrett	Barbara D. Garrett
_____ (seal)	_____ (seal)
_____ (seal)	_____ (seal)
_____ (seal)	_____ (seal)
_____ (seal)	_____ (seal)

Corporate Name

ATTEST:

By: _____
_____ President _____ Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County



Scarlett J. Brown, a Notary Public of Forsyth County, NC, do hereby certify that Bobby Z. Garrett and Barbara D. Garrett

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 7th day of October, 1993. My commission expires 1-15, 1996. Scarlett J. Brown Notary Public

SEAL/STAMP My commission expires _____, 19____. _____ 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

SEAL/STAMP My commission expires _____, 19____. _____ 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

SEAL/STAMP My commission expires _____, 19____. _____ 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

SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Scarlett J. Brown NP Forsyth Co. NC

is/are certified to be correct.

This the 7th day of October, 1993.

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

Jessie Hagner Deputy/Assistant
Forsyth County Register of Deeds Form LFD 4/90