



FORSYTH COUNTY

11-64-98



\$110.00  
Real Estate  
Excise Tax

Excise Tax

111

BK1803 P1046  
PRESENTED FOR  
REGISTRATION  
AND RECORDED

'93 NOV -4 P3:20

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

\$10  
93

Recording Time, Book and Page

Tax Lot No. 036B, Block 5422 Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to Grantee, 5470 Reidsville Road, Winston-Salem, NC 27009

This instrument was prepared by PARKS ROBERTS

Brief description for the Index

1.17 Acres off Highway No. 158

### NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

GRANTEE

JUANITA W. GRIMES and husband,  
DANIEL GRIMES

REX T. CUTRELL

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 Forsyth, Belews Creek Township,

County, North Carolina and more particularly described as follows:

**TRACT 1:** BEGINNING at a point in the center of Highway No. 158, said point being in the west line of the S.O. Linville Lands, running thence with the center of said Highway South 44° 38' West 400.0 feet to a point the center of said Highway; thence on a new line South 65° 13' East 270.7 feet to an iron stake in the west line of the S.O. Linville Lands; thence with the west line of said Linville lands North 05° 03' East 400.0 feet to the place of BEGINNING, containing 1.17 acres.

**TRACT 2:** BEGINNING at a point in the center of the Payment of Highway No. 158, said point being the west corner of Carl R. Smith lot, running thence with the line of said Smith South 65° 13' East 270.7 feet to an iron stake said Smith's corner in the line of the S.O. Linville Lands; thence with the line of said Linville Lands South 05° 03' West 218.6 feet to a stone said Linville's corner; thence on a new line North 48° 41' West 395.0 feet to a point in the center of the above mentioned Highway; thence with the center of said highway North 44° 38' East 100.0 feet to the place of Beginning, containing 00.94 of an acre.

Continued on Back

Save and except all that property conveyed by deed recorded in Book 1172, page 901, Forsyth County Registry. The remaining portion of the above described property is designated as Lot 036B, Block 5422, on Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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:

Easements, rights of way and restrictions of record, if any; 1993 ad valorem taxes are to be prorated through date of closing.

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)

USE BLACK INK ONLY

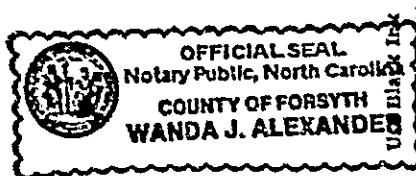
*Juanita W. Grimes* ..... (SEAL)  
Juanita W. Grimes

Daniel Grimes ..... (SEAL)

*Daniel Grimes* ..... (SEAL)

..... (SEAL)

SEAL-STAMP NORTH CAROLINA, ..... Forsyth ..... County.



I, a Notary Public of the County and State aforesaid, certify that .....  
Juanita W. Grimes and Daniel Grimes

..... Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 4th day of November, 1993.

My commission expires: April 25, 1995 *Wanda J. Alexander* Notary Public

SEAL-STAMP NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, 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 and 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 official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of *Wanda J. Alexander, DR Joseph C. Mc*

is/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, REG. ST. OF DEEDS REGISTER OF DEEDS FOR *Forsyth* COUNTY

By *Deborah Todd* Deputy/Assistant - Register of Deeds