



153

FORSYTH COUNTY

12-15-93



\$128.00



Real Estate Excise Tax

Excise Tax

BK1808 P2008

PRESENTED FOR REGISTRATION AND RECORDED

'93 DEC 15 P3:31

L.E. SPEAS REGISTER OF DEEDS FORSYTH CO.

Recording Time, Book and Page

\$10.00 pd

Tax Lot No. 16, Block 2754 Parcel Identifier No. Kathy Orneli
Verified by County on the day of 19
by

Mail after recording to Grantees, Scales Box

This instrument was prepared by Mark E. Randolph

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 1993, by and between

GRANTOR

GRANTEE

Michael D. Crabb and wife,
Lisa A. Crabb

Sylvia Rowe Kitchens

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 Township,

County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 16 as shown on a Map of Cedar Springs, as recorded in Plat Book 21, Page 143 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1520, Page 1134

A map showing the above described property is recorded in Plat Book 21 page 143

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.

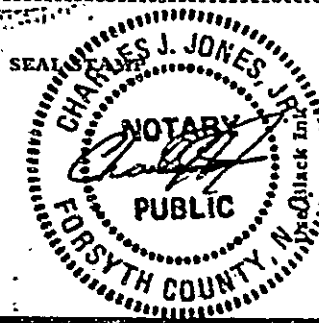
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

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.

By: Michael D. Crabb (SEAL)
Lisa A. Crabb (SEAL)
ATTEST:
Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Michael D. Crabb and wife, Lisa A. Crabb 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 December, 1993. My commission expires: 10-3-98 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 Charles J. Jones Jr. N.P. Forsyth Co. NC

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, REGISTER OF DEEDS
REGISTER OF DEEDS FOR FORSYTH COUNTY
By Jessi Habber Deputy/Assistant - Register of Deeds