

FORSYTH COUNTY

12-28-93

BK 1809 P 3929

\$34.00



Real Estate
Excise Tax

111

PRESENTED FOR
REGISTRATION
AND RECORDED

\$10.00 pd.

*Gen
Haggar*

Recording Information '93 DEC 28 P12:45

Tax Block: 0817 Tax Lot: 012

This Instrument was prepared by: Thomas M. Roth, III, Law Offices of Hamilton C. Horton, Jr. SPEAS
Mail after recording to: T.M. Roth Box REGISTER OF DEEDS
Street Address of Property: 744 Morsenie Street Winston-Salem, N.C. FORSYTH CO. N.C.
Brief Description for the Index: North Part Lot 12, Wachovia Dev. Co. P. B. 41 pg. 115

NORTH CAROLINA)

FORSYTH COUNTY)

GENERAL WARRANTY DEED

THIS DEED made this 18th day of December, 1993 by and between **JOHNNYE H. HOOPER (widow)** by her Attorney-in-Fact **THOMAS H. HOOPER, III**, GRANTOR; and **CHARES E. GRANT**, GRANTEE.

WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, hath and by these presents doth grant, bargain, sell, and convey unto the Grantee, and his heirs, successors, and assigns, 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:

BEGINNING AT the southwest corner of Urban and Marsenia Streets running thence Westwardly with Marsenia Street 50 feet to the northeast corner of Lot 11; thence Southwardly with the east line of Lot 11, 125 feet; thence Eastwardly 50 feet to Urban Street; thence Northwardly 125 feet with the east margin of Urban Street to the place of beginning; being the northern part of lot number 12 in Block 20 on the Plat of the Wachovia Development Company, recorded in Deed Book 41, page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Marsenia Street, mentioned above, is also known as Morsenie Street.

The Property hereinabove described was acquired by the Grantor by an instrument recorded in Deed Book 946, page 407 of the Forsyth County Registry of Deeds.

TO HAVE AND TO HOLD the aforesaid lot of parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs, successors, and assigns in Fee Simple forever.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, that the title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for easements and encumbrances of record.

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IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal by and through her attorney in fact, as of the day and year first above written.

Johnny H. Hooper, III Attorney-in-Fact
for Johnny H. Hooper (SEAL)
Johnny H. Hooper by her Attorney-in Fact
Thomas H. Hooper, III

STATE OF NEW JERSEY, BERGEN COUNTY

I, PETER M. WISNIEWSKI, a Notary Public of the County and State aforesaid, certify that **THOMAS H. HOOPER, III** attorney in fact for **Johnny H. Hooper** personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Johnny H. Hooper and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina on March 15, 1990 in Book 1688 at page 1567 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said **THOMAS H. HOOPER, III** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Johnny H. Hooper.

Witness my hand and official seal or stamp, this the 18th day of DECEMBER, 1992.

Peter M. Wisniewski
Notary Public

My Commission Expires:

NORTH CAROLINA, Forsyth COUNTY

PETER M. WISNIEWSKI
Notary Public of New Jersey
My Commission Expires 9/30/98

The foregoing or annexed certificate of Peter M. Wisniewski

of, Bergen Co, NJ

is certified to be correct. This the 28 day of December, 19 93.

L.E. SPEAS, REGISTER OF DEEDS, Register of Deeds

By Deborah Reddy deputy/assistant