

☆

FORSYTH COUNTY

81-21-94



\$184.00



Real Estate  
Excise Tax

Excise Tax

76

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'94 JAN 21 P1:12

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

*Deborah Ridd*

Recording Time, Book and Page

Tax Lot No. 106 Block 1052 Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_ 716.00 po

Mail after recording to Grantee - 1831 Academy Street  
Winston-Salem, NC 27103  
This instrument was prepared by Warren C. Hodges  
Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19<sup>th</sup> day of JANUARY, 1994, by and between

GRANTOR

GRANTEE

DAVID J. SCRUGGS  
and wife,  
ALLISON L. BRANDY

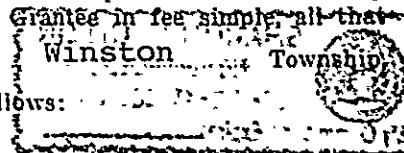
KENT L. GIFFIN  
and wife,  
LINNEA J. PATRICK

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 County, North Carolina and more particularly described as follows:



BEGINNING at an iron stake in the Northern right of way line of Academy Street, said iron stake marking the Southwest corner of Tax Lot 107, Block 1052, as described in Deed Book 1362, Page 469; thence from said beginning point and with the Northern right of way line of Academy Street, South 84 00' West 55.90 feet to an iron stake; thence North 2 09' West 236.94 feet to an iron stake; thence North 85 50' East 55.44 feet to an iron stake in the west line of Tax Lot 107; thence with the western line of said Tax Lot 107, South 2 14' East 235.15 feet to an iron stake, the point and place of BEGINNING, in accordance with a survey made by Daniel Walter Donathan, R.L.S., dated May 29, 1985. For further reference see deed Book 1400, Page 386, Forsyth County Registry.

Property Address: 1831 Academy Street  
Winston-Salem, NC 27103

Tax Block 1052, Lot 106, Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1489  
Page 1236, Forsyth County Registry

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, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY;  
 1994 AD VALOREM REAL ESTATE TAXES TO BE PRORATED AT 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)

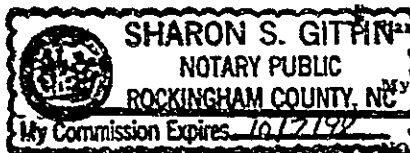
USE BLACK INK ONLY

David J. Scruggs (SEAL)  
 DAVID J. SCRUGGS  
Allison L. Brandy (SEAL)  
 ALLISON L. BRANDY  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

SEAL-STAMP

NORTH CAROLINA, Rockingham Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that David J. Scruggs  
and wife, Allison L. Brandy Grantor,  
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my



and official stamp or seal, this 19th day of January, 1994  
Sharon S. Gittin Notary Public

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 Sharon S. Gittin NP Rockingham 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 Kathy Franklin Deputy/Assistant - Register of Deeds