

Drafted by: D. Donovan Merritt (BOX)

FORSYTH COUNTY

02-28-94



\$158.00



Real Estate
Excise Tax

Excise Tax

Recording time:

BOOK 1816 PAGE 0175
PRESENTED FOR
REGISTRATION
AND RECORDED

42

'94 FEB 28 110:44

L.E. SPEAS
REGISTER OF DEEDS
Probate and filing CO. NC 8.00 paid

Tax Block: 4728 Lot: 68 Parcel Identifier No. Kathy Froude

Property Address: 7505 Greenchase Court, Tobaccoville, NC 27050

Mail after recording to: BOOE, GOODSON, SHUGART, MERRITT AND FOUSHEE (BOX)

Mail future tax bills to: 7505 Greenchase Court, Tobaccoville, NC 27050

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of February, 19 94, by and between

Grantor

KELLY E. COOKE AND WIFE,
SHERRY A. COOKE

Grantee

RONALD J. ANDRADE AND WIFE,
NORMA J. ANDRADE

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 CONSIDERATION 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 Old Richmond Township, more particularly described as follows:

BEING all of Lot No. 68, as shown on a recorded plat of "THE MEADOWS, SECTION THREE", as developed by The Fortis Corporation. Said Map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, page 194, 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 above-described property is subject to the restrictive covenants as recorded in Deed Book 1414, Page 0012, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Block 4728, Lot 68

Address: 7505 Greenchase Court, Tobaccoville, NC 27050

The above land was conveyed to Grantor by _____ (see book number _____ 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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

Kelly E. Cooke (seal)

Kelly E. Cooke

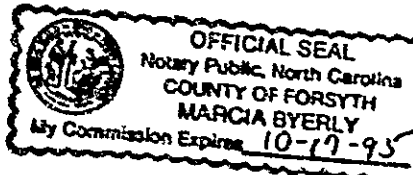
Sherry A. Cooke (seal)

Sherry A. Cooke

_____ (seal)

_____ (seal)

STATE OF NORTH CAROLINA - Forsyth County



I, Marcia Byerly, a Notary Public of Forsyth County, NC, do hereby certify that Kelly E. Cooke and wife, Sherry A. Cooke personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 24th day of February, 19 94.

Seal/Stamp

My commission expires October 17, 1995. Marcia Byerly, 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 ____.

Seal/Stamp

My commission expires _____, 19 _____. _____, Notary Public.

The foregoing Certificate(s) of Marcia Byerly, DP, Forsyth Co. NC

is/are certified to be correct.

This the 28 day of February, 19 94.

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

Deborah R. Little

Deputy/Assistant