

DRAFTED BY: Clarence R. Lambe, Jr.

RECORDING TIME **BK1825 P1910**

No title search or closing performed by
attorney

142

PRESENTED FOR
REGISTRATION
AND RECORDED

'94 MAY 26 P12:54

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

EXCISE TAX 241.00
Tax Block: 5246A Lot: 047 Parcel Identifier No.:
Property Address: 9509 White Tail Trail, Kernersville, NC 27284
Mail after recording to: N. Alan Bennett - Box "ATTY FILE # "94-211TB.B"
Mail future tax bills to: 9509 White Tail Trail, Kernersville, NC 27284

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of May, 1994, by and between

GRANTOR
JEFFREY S. SHEARER and wife,
JANE DIANE SHEARER

GRANTEE
JOHN THOMAS SANDER and wife,
MARIE DIANE SANDER

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 OVC 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 Belews Creek Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 47, Deer Path, Section Two, as recorded in Plat Book 33 at page 16, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

FORSYTH COUNTY

05-26-94

\$241.00



Real Estate
Excise Tax

The above land was conveyed to Grantor by Steven M. Roberts et al (see Book number 1685 page 2651)
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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. Easements, rights of way and restrictions of record, if any, and 1994 Forsyth County ad valorem taxes.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Jeffrey S. Shearer (seal) Jane Diane Shearer (seal)
Jeffrey S. Shearer Jane Diane Shearer
(seal) (seal)

STATE OF NORTH CAROLINA - BEAVER PA
COUNTY OF BEAVER PA
I, LISA B ANDERSON, a Notary Public of Forsyth County, NC, do hereby certify that Jeffrey S. Shearer and wife, Jane Diane Shearer

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 18th day of MAY, 1994.
My Commission Expires April 14, 1997

STATE OF NORTH CAROLINA - Forsyth County
I, Lisa B. Anderson, a Notary Public of Forsyth County, NC, do hereby

certify that Lisa B. Anderson personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 18th day of MAY, 1994.

SEAL/STAMP My commission expires APRIL 14, 1997, 1997 Notary Public

The foregoing Certificate(s) of Lisa B. Anderson P. Beaver Co. PA

This the 26 day of May, 1994, is/are certified to be correct.

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

[Signature] Deputy/Assistant
Forsyth County Register of Deeds from 8/1/90