



FORSYTH COUNTY

06-30-94



\$316.00

Real Estate Excise Tax

Excise Tax

BK1829 P1618

PRESENTED FOR REGISTRATION AND RECORDED

'94 JUN 30 P2:26

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

10 ee Hoda Eldeen

167

Recording Time, Book and Page

Tax Lot No. 9, Block 5345C Parcel Identifier No.

Verified by County on the day of 19

by

PROPERTY ADDRESS: 485 Essen Place, Kernersville, NC 27284

Mail after recording to CRAIGE, BRAWLEY BOX

This instrument was prepared by PHILIP E. SEARCY

Brief description for the Index

Lot 9, Wellington Way, Section 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of June, 1994, by and between

GRANTOR

GRANTEE

RONALD E. SWANSON
and wife,
KAROLYN L. SWANSON

WILLIAM R. RATLIFF, JR.
and wife,
DORIS M. RATLIFF

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 Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 9, as shown on the plat entitled WELLINGTON WAY, SECTION 3, as recorded in Plat Book 27, page 130, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1787, page 2675, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 27 page 130

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:

Save and except easements, rights of way and restrictions of record, if any.

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.

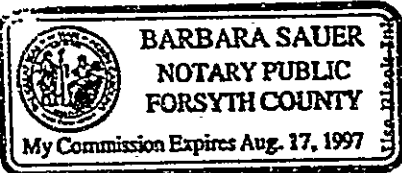
.....
(Corporate Name)
By:
.....
President
ATTEST:
.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

Ronald E. Swanson (SEAL)
RONALD E. SWANSON
..... (SEAL)
Karolyn L. Swanson (SEAL)
KAROLYN L. SWANSON
..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.



I, a Notary Public of the County and State aforesaid, certify that *Ronald E. Swanson and wife, Karolyn L. Swanson* Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *25th* day of *June*, 19*94*.
My commission expires: *Aug. 17, 1997* *Barbara Sauer* Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that _____ 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 *Barbara Sauer NP 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 FOR *FORSYTH* COUNTY
By *John Jagger* Deputy/Assistant - Register of Deeds