



FORSYTH COUNTY

08-18-94



\$1.00

Real Estate Excise Tax

Excise Tax

9

BK1832 P4119

PRESENTED FOR REGISTRATION AND RECORDING

'94 AUG 10 110:20

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

*Handwritten:* 1200pl Debrah Riddell

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19.....  
by .....

Mail after recording to ...Wolfe & Collins, P.A. (Box 6) .....

This instrument was prepared by ...A. L. Collins, Attorney at Law .....

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of July, 19 94, by and between

GRANTOR

GRANTEE

MARSHALL A. GRAVES, SR.  
and wife,  
BINNIE W. GRAVES

EMILY T. THORNTON,  
CHARLES DAVID THIGPEN, II  
and wife, GERALDINE THIGPEN

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 ..... Township,

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

See Exhibit A attached hereto and incorporated herein for a more particular description.

No title search requested nor rendered.

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The property hereinabove described was acquired by Grantor by instrument recorded in .....

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:

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.

By: Marshall A. Graves, Sr. (SEAL)
Binnie W. Graves (SEAL)
ATTEST: Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.
Notary Public of the County and State aforesaid, certify that PENNY I. DILLON, Notary Public - North Carolina, Forsyth County, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of July, 1994. My commission expires: 6-21-97. Penny I. Dillon, Notary Public

SEAL-STAMP 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 Penny I. Dillon, 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 REGISTER OF DEEDS FOR FORSYTH COUNTY
By: L. E. Speas, Deputy/Assistant - Register of Deeds

EXHIBIT A

OK1832 P4121

BEGINNING at an existing iron pipe lying in the center of the eastern terminus of Hillcroft Lane and in the western line of the property deeded unto Grace P. McGee in Deed Book 1303 at Page 252, Forsyth County Registry, said iron being the southern corner of property deeded unto Marshall A. Graves, Sr. in Deed Book 1481 at Page 962, Forsyth County Registry and the Northeast corner of property deeded unto Marshall A. Graves, Sr. in Deed Book 1373 at Page 890, Forsyth County Registry; thence from said beginning iron, with the western line of Grace McGee, South 04° 34' 03" East 16.50 feet to a point; thence continuing with the western line of Grace McGee, South 14° 35' 28" East 176.63 feet to an existing iron pipe, the Northeast corner of property deeded unto Roland R. DeMers in Deed Book 1448 at Page 293; thence with the Northern line of Roland R. Demers and the Northern line of Keith G. Howell (Deed Book 1341, Page 722), North 85° 48' 23" West 189.96 feet to a point, the Southeast corner of property deeded unto Emily T. Thornton et al. in Deed Book 1761 at Page 657, Forsyth County Registry; thence with the western line of Emily T. Thornton; North 29° 57' 34" East 226.67 feet unto a point in the centerline of Hillcroft Lane; thence with the centerline of Hillcroft Lane South 53° 03' 15" East 38.10 feet to an existing iron pipe the point and place of beginning containing .394 acres more or less and being all that property deeded unto Marshall A. Graves in Deed Book 1373 at Page 890, Forsyth County Registry, and being further designated as Tax Lot 108A Block 3010.