



09-16-94

BK1835 P4895

140



\$55.00

Real Estate
Excise Tax

Excise Tax

Recording Time, Book and Page

Tax Lot No. 26B, Block 5255 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Joseph M. Coltrane, Jr.'s - Box #4052-T
Mail to: Lucas & Keever, P.O. Box 3173, Greensboro, NC 27402
This instrument was prepared by Joseph M. Coltrane, Jr., Attorney at Law, Kernersville, NC 27284
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13 day of September, 1994, by and between

GRANTOR

GRANTEE

ROBERT A. FISK and Wife,
GERALDINE P. FISK

TRACY AGATHA JEFCOAT

Mailing and Property Address:
1997 Cartwright Drive
Kernersville, NC 27284

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

BEGINNING at an iron stake in the East margin of the right-of-way of Cartwright Drive, said iron stake marking the Southwest corner of the herein described property and the Southwest corner of Lot 26 as shown on a plat of Tipton Estates, Section 2, as recorded in Plat Book 25, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description of the point and place of BEGINNING. Thence running with the South line of Lot 26 and the North line of Lot 27, South 74° 09' East 375.07 feet to an iron pipe in the line of property now or formerly owned by Roy Hairston; thence with Hairston's line, North 24° 29' West 145 feet to an iron pipe, a corner with Donald Davis (Book 1425, Page 356); thence with Davis' South line, North 73° 15' West 276.64 feet to an iron pipe in the East margin of the right-of-way of Cartwright Drive; thence running with the East margin of the right-of-way of Cartwright Drive, South 18° 11' West 88.62 feet to an iron pipe; thence continuing with the right-of-way of said drive, South 18° 02' West 26.38 feet to the point and place of BEGINNING, and being the southern portion of Lot 26, Tipton Estates, Section 2, as referred to above.

This property is further described as Tax Lot 26B, Block 5255 on the Forsyth County Tax Records.

Grantor also conveys herewith a permanent, non-exclusive easement for the maintenance, operation, or replacement of a water line extending to a well located on the northern

(continuation)

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half of Lot 26, Tipton Estates (that property described in Book 1425, Page 356) as said water line now exists on the property, and also together with the right to use water from the said well for all reasonable household purposes. This right and easement is appurtenant to and runs with title to the herein described property.

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

A map showing the above described property is recorded in Plat Book 25 page 92

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:

Subject to easements, restrictions, and rights-of-way 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

Robert A. Fisk, by Joseph M. Coltrane, Jr., AIF (SEAL)
Robert A. Fisk, by Joseph M. Coltrane, Jr.,
his Attorney-In-Fact
----- (SEAL)

Geraldine P. Fisk, by Joseph M. Coltrane, Jr., AIF (SEAL)
Geraldine P. Fisk, by Joseph M. Coltrane, Jr.,
her Attorney-In-Fact
----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, ----- County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that -----
----- Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this ----- day of -----, 19-----

My commission expires: ----- Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

Use Black Ink

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 -----

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.

REGISTER OF DEEDS FOR ----- COUNTY

By ----- Deputy/Assistant- Register of Deeds

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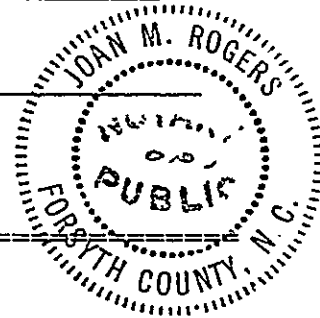
NORTH CAROLINA, Forsyth County

I, JOAN M. ROGERS, a Notary Public of Forsyth County, North Carolina, do hereby certify that JOSEPH M. COLTRANE, JR., Attorney in Fact for ROBERT A. FISK, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of ROBERT A. FISK, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, on Book 1895, Page 4891, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Joseph M. Coltrane, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Robert A. Fisk.

I do further certify that I am not a party to the attached instrument. Witness my hand and official seal, this 14th day of September, 1994.

Joan M. Rogers
Notary Public

My Commission expires: December 3, 1997



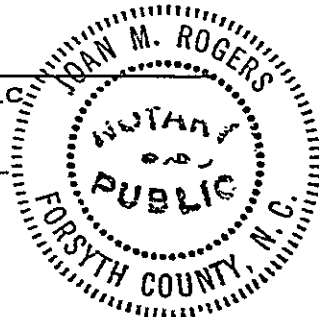
NORTH CAROLINA, Forsyth County

I, JOAN M. ROGERS, a Notary Public of Forsyth County, North Carolina, do hereby certify that JOSEPH M. COLTRANE, JR., Attorney in Fact for GERALDINE P. FISK, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of GERALDINE P. FISK, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, on Book 1835, Page 4893, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Joseph M. Coltrane, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Geraldine P. Fisk.

I do further certify that I am not a party to the attached instrument. Witness my hand and official seal, this 14th day of September, 1994.

Joan M. Rogers
Notary Public

My Commission expires: December 3, 1997



PRESENTED FOR
REGISTRATION
AND RECORDED

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate 5 of Joan M. Rogers, N.P., Forsyth Co., N.C. (here give name and office of the officer signing the certificate passed upon)

16 is (are) certified to be correct. This the 16 day of September 19 94

L. E. Speas, Register of Deeds

By Robert K. Kish Deputy-Assistant

Probate and Filing Fee \$ 12.00 paid.

Resalya Edwards