

Original returned to George Phillips by



FORSYTH COUNTY

BK1843 P1668

12-15-94

\$130.00



Real Estate
Excise Tax

Excise Tax \$130.00

PRESENTED FOR
REGISTRATION
AND RECORDED

'94 DEC 15 P2:08 \$10.00 pd.

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

John Jagger

86

Recording Time, Book and Page

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

Mail after recording to Grantees,
.....
This instrument was prepared by Mark E. Randolph 2900 Harper Rd. Clanton, AL.
George E. Phillips, Atty
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of December, 19 94, by and between

GRANTOR

GRANTEE

DEAN C. BATES and wife,
MICHELLE A. BATES

JOE BROWN and wife,
KAREN BROWN

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:

BEGINNING at an iron found on the west side of Harper Road (State Road #1101, Paved) 250.00 feet more or less, north of Peacehaven Road, and said iron being a northeastern corner of land owned by or formerly owned by Henry P. Thomas and wife Hazel (Lot 14B, Tax Block 4401, Deed Book 624, Page 22), from said iron with the western side of Harper Road, North 25°22'27" West 119.02 feet to an iron found at the southeast corner of Ellen H. Hughes (Tax Lot 12E, Block 4401); running thence with the south line of said Hughes, North 86°44'23" West 356.26 feet to an iron; running thence with a line of said Thomas, South 01°38' West 102.02 feet to a stone (control); running thence with a line of said Thomas, South 86°48'39" East 410.32 feet to the point and place of beginning, containing 0.9216 acres, more or less.

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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:

Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, 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)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
Bonnie W. Adams

I, a Notary Public of the County and State aforesaid, certify that Dean C. Bates and wife, Michelle A. Bates Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of December, 1994.

My commission expires: May 11, 1997 Bonnie W. Adams 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 Bonnie W. Adams, N.P. 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 Deborah E. Bell Deputy/Assistant - Register of Deeds