



FORSYTH COUNTY

12-29-94



\$106.00

Real Estate
Excise Tax

Excise Tax

BK1844 P2793

PRESENTED FOR
REGISTRATION
AND RECORDED

'94 DEC 29 P1:14

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

84

10.00
Luka
Carlsbad

Recording Time, Book and Page

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

Mail after recording to

This instrument was prepared by Philip E. Searcy

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd..... day of .. December....., 19 94, by and between

GRANTOR

GRANTEE

John Russell Bates, Jr. and wife,
Elizabeth Ann W. Bates

Debra Jean Koontz
(unmarried)

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 .. Winston .. Township,

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

BEING KNOWN and designated as Lots Nos. Twenty (20) and Twenty-One (21) as shown on the Plat of Walnut Hills, Section 1, recorded in Plat Book 8, page 188 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 1634, page 3616

A map showing the above described property is recorded in Plat Book 8 page 188

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, 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

John Russell Bates, Jr. (SEAL)

Elizabeth Ann W. Bates (SEAL)

(SEAL)

(SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.
OFFICIAL SEAL, a Notary Public of the County and State aforesaid, certify that
SANDRA D. CROUSE, Notary Public-North Carolina
FORSYTH COUNTY
My Commission Expires: 3-8-98
I personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of December, 1994.

My commission expires: 3-8-98 Sandra D. Crouse 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 Sandra D. Crouse, 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. Speers, Register of Deeds

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Deborah P. Edick Deputy/Assistant - Register of Deeds