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BK1868 P0445
PRESENTED FOR
REGISTRATION
AND RECORDED



08-14-95

\$298.00

'95 AUG 14 P4:09



Real Estate
Excise Tax

John Holleman
Register of Deeds
Forsyth Co. N.C.

Excise Tax

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, 1584 Jubilee Trail, Kernersville NC 27384

This instrument was prepared by W. McNair Tornow, Attorney at Law-No Title Search

Brief description for the Index
LOT 114, SEDGE LAKE GARDEN

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4 day of August, 1995, by and between

GRANTOR

GRANTEE

FREDERICK R. HUGHES and wife,
BONNIE L. HUGHES

BETTY S. DILDA and husband,
JAMES H. DILDA

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-Salem, Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot No. 114 of Sedge Lake Garden, Section One, a plat of which is recorded in Plat Book 32, Page 2, in the Forsyth County Register of Deeds, to which map reference is hereby made for amore particular description.

BEING the same and identical property as described in Deed Book 1659, Page 2665, F.C.R.

PROPERTY ADDRESS: 1584 Jubilee Trail, Winston-Salem, North Carolina 27107

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1659, Page 2665

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:

SAVE AND EXCEPT FOR RIGHTS OF WAY AND EASEMENTS OF RECORD AND 1995 AD VALOREM PROPERTY TAXES.

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

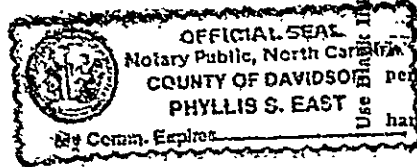
Frederick R. Hughes (SEAL)
FREDERICK R. HUGHES

Bonnie L. Hughes (SEAL)
BONNIE L. HUGHES

..... (SEAL)

..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Frederick R. Hughes and wife, Bonnie L. Hughes Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4 day of August, 1995

My commission expires: 10/27/96 *Phyllis S. East* 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 *Phyllis S. East, Davidson County*

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. JOHN RULLEMAN, REGISTER OF DEEDS

By *J. Rulleman* REGISTER OF DEEDS FOR Forsyth COUNTY
Deputy/Assistant Register of Deeds