

4K1870 P0451

138

PRESENTED FOR
REGISTRATION
AND RECORDED



Drafted By: Jack E. Thornton, Jr.
2000 West First Street, Suite 500
Winston-Salem, North Carolina 27104

Return To:

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

*714.00 pd
D. Reddick*

NORTH CAROLINA)
)
FORSYTH COUNTY)

DEED

THIS DEED made this the 29th day of August, 1995, by and between DAVID M. HANES, of Davie County, North Carolina and JACK E. THORNTON, JR., of Forsyth County, North Carolina, Co-Executors of the Estate of FRANCES C. HANES, and DAVID M. HANES, individually, hereinafter referred to as Grantors; and MICHAEL E. CZARNECKI and wife, COURTNEY T. CZARNECKI, hereinafter referred to as Grantees.

WITNESSETH:

WHEREAS, DAVID M. HANES and JACK E. THORNTON, JR. duly qualified as Co-Executors under the Last Will and Testament of FRANCES C. HANES on May 10, 1994, and are presently acting in said capacity; and

WHEREAS, DAVID M. HANES is the sole beneficiary under the Will of FRANCES C. HANES; and

WHEREAS, Grantors in the capacities as set forth above herein have agreed to sell to Grantees and Grantees have agreed to purchase from Grantors the real property described below herein;

NOW, THEREFORE, Grantors in consideration of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at an iron stake in the west edge of Wellington Road (formerly Robin Hood Road and also formerly sometimes referred to as Westview Drive Extension, Pine Valley Road Extension, and Kinleigh Road), said point being 400 feet southwardly from a point where

the extension of the southern line of Brookstown Road intersects with the extension of the western line of Wellington Road, it also being the southeast corner of a lot deeded to H. W. Lee and wife, Vera E. Lee, by deed recorded in Deed Book 442, page 256, and running thence in a westerly direction along said Lee's south line 271 feet, more or less, to an iron stake in the dividing line between the Shaffner Estate and the Cromer Estate; running thence southwardly along the said dividing line between the Shaffner and Cromer Estates 100 feet to an iron stake in the northwest corner of a lot formerly sold to W. E. Church; running thence in an eastwardly direction along the north line of said Church lot and parallel with the first call above 271 feet, more or less, to an iron stake in the west line of Wellington Road; running thence along the west line of said Wellington Road in a northwardly direction 100 feet to the point of beginning, being a lot fronting 100 feet on the west side of Wellington Road and extending westwardly of that width at right angles to said road to the line between the Shaffner Estate and the Cromer Estate.

There is also hereby conveyed a strip of land 30 feet wide and 100 feet long lying eastwardly from and adjacent to the above described lot between its northern and southern boundaries which said 30-foot strip shall go to the center of Wellington Road, said strip of land, however, being subject to the right of the public therein for street purposes and as to this said strip the general warranty herein set out below does not apply. This deed is subject to restrictions as shown in Deed Book 531, page 259.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantees and their heirs and assigns in fee simple.

DAVID M. HANES and JACK E. THORNTON, JR., Co-Executors of the Estate of FRANCES C. HANES, and DAVID M. HANES, individually, covenant that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises and they will warrant and defend the title in as full and ample manner as they have power to convey the same as Co-Executors and sole beneficiary, respectively, and that they will warrant and defend the title to the same against the lawful claims of all persons

08-31-95

\$330.00

Real Estate
Excise Tax



FORSYTH COUNTY
1768

STATE OF
NORTH
CAROLINA

claimed by, through, under or account of DAVID M. HANES and JACK E. THORNTON, JR. as Co-Executors and DAVID M. HANES, individually, insofar as it is their duty by virtue of their office as Co-Executors, and as sole beneficiary, respectively.

The 1995 ad valorem property taxes will be prorated as of the date of closing. This conveyance is made subject to easements, covenants and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

ESTATE OF FRANCES C. HANES

By: David M. Hanes Co-Ex
DAVID M. HANES, Individually and
as Co-Executor of the ESTATE OF
FRANCES C. HANES

By: Jack E. Thornton Jr Co-Executor
JACK E. THORNTON, JR., Co-Executor
of the ESTATE OF FRANCES C. HANES

STATE OF NORTH CAROLINA -- FORSYTH COUNTY

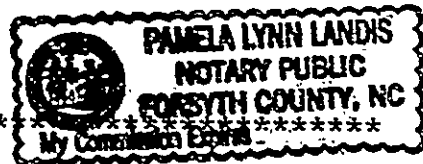
I, a Notary Public of the County and State aforesaid, certify that DAVID M. HANES, individually and as Co-Executor of the ESTATE OF FRANCES C. HANES, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 29th day of August, 1995.

Pamela Lynn Landis
Notary Public

My commission expires:

May 18, 1998



STATE OF NORTH CAROLINA -- FORSYTH COUNTY

I, a Notary Public of the County and State aforesaid, certify that JACK E. THORNTON, JR., Co-Executor of the ESTATE OF FRANCES C. HANES, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

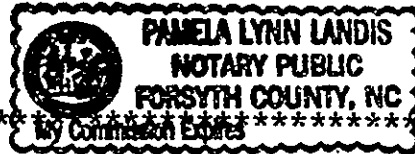
RK1870 P0454

Witness my hand and official stamp or seal, this the 21st day of August, 1995.

Pamela Lynn Landis
Notary Public

My commission expires:

May 18, 1998



The foregoing Certificate(s) of Pamela Lynn Landis, NR
Joseph 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.

JOHN HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By [Signature] Deputy/Assistant-Register of Deeds