

DRAFTED BY: Thomas G. Jacobs



RECORDING TIME
436 BK1872 P1547
PRESENTED FOR REGISTRATION AND RECORDED
'95 SEP 20 P4:45
John Holleman
Register of Deeds
PROPERTY AND PLANNING FEES PAID

FORSYTH COUNTY 74 09-20-95

\$148.00



Real Estate Excise Tax

EXCISE TAX 148.

Tax Block: 4983 Lot: 41-A Parcel Identifier No.:
Property Address: 1305 Mizpah Church Road Rural Hall, NC 27045
Mail after recording to: Grantee: 1305 Mizpah Church Road Rural Hall, NC 27045
Mail future tax bills to: Grantee:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of September, 1995, by and between

GRANTOR

GRANTEE

Judy S. Simms and husband,
David A. Simms

Keith White and wife,
Martha White

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, in consideration of \$ 10.00 & O.V.C. TEN DOLLARS AND O.V.C. to them 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 in Forsyth County, North Carolina Bethania Township, more particularly described as follows:

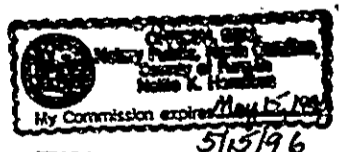
BEGINNING at an iron stake in the northeast right-of-way line of Mizpah Church Road, said iron stake being the southernmost corner of Lot 42 as shown on the map of J.C. Vestal property as recorded in Plat Book 17, page 49, Forsyth County Registry; running thence with the southeast line of Lot 42, North 34° 16' 11" East 200.04 feet to an iron stake, the easternmost corner of Lot 42 in the southwest line of Lot 39; thence with the southwest line of Lot 39, South 55° 40' East 99.46 feet to an iron stake; thence on a new line, South 34° 07' 22" West 200.22 feet to an axle in the northeast right-of-way line of Mizpah Church Road; running thence with said right-of-way line, North 55° 33' 55" West 99.47 feet to the point and place of Beginning. Being the major portion of Lot 41 as shown on the map of J.C. Vestal property as recorded in Plat Book 17, page 49 Forsyth County Registry,, all according to an unrecorded plat of survey by Joseph E. Franklin, RLS, dated September 18, 1995. Also being informally known and designated as Tax Lot 41A, Block 4983, Tax Map 612894, Forsyth County Tax Maps as presently constituted.

The above land was conveyed to Grantor by _____ (see book number _____ 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, the title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND CURRENT YEAR'S AD VALOREM TAXES.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Judy S. Simms (seal) David A. Simms (seal)
Judy S. Simms David A. Simms
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County



I, Nellie K. Hamilton, a Notary Public of Forsyth County, NC, do hereby certify that Judy S. Simms and husband, David A. Simms

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 15th day of September, 1995.

SEAL/STAMP My commission expires May 15, 1996. Nellie K. Hamilton Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of Nellie K. Hamilton NP Forsyth CO NC

This the 20 day of Sept, 1995 is/are certified to be correct.

Register of Deeds for Forsyth County by: L. Edwards Deputy/Assistant