



\$277.00

Real Estate
Excise Tax

Excise Tax

BK1876 P1594

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 OCT 26 AM 11:54

John Hollen
Register of Deeds
Forsyth Co. NC

Recording Time, Book and Page

Tax Lot No. 64, Block 5641E Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Grantee 5130 Toucan Lane Kernersville, NC 27284

This instrument was prepared by Susan A. Herring, PA

Brief description for the Index

Lot 64 Sedge Lake Garden, Section 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of October, 1995, by and between

GRANTOR

GRANTEE

FRANK J. VOSHELL and wife,
JANE S. VOSHELL

JOHN E. COOKE and wife,
SHARON H. COOKE

PROPERTY AND MAILING ADDRESS:

5130 Toucan Lane
Kernersville, NC 27284

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

BEING KNOWN AND DESIGNATED as LOT 64, as shown on the map of SEDGE LAKE GARDEN, SECTION THREE, as same is recorded in Plat Book 36, at page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description thereof.

The property hereinabove described was acquired by Grantor by instrument recorded in
 Book 1814, Page 3051

A map showing the above described property is recorded in Plat Book 36 page 29

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 and restrictions of record, if any and the proration of the 1995
 ad valorem taxes between Grantee and Grantor.

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.

By: _____ (Corporate Name) _____ (SEAL)

By: _____ President _____ (SEAL)

ATTEST: _____ (SEAL)

_____ (Corporate Seal) _____ (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that FRANK J. VOSHELL and wife, JANE S. VOSHELL

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26th day of October, 1995

My commission expires: _____ May 1st 1998 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 _____

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 _____ Deputy/Assistant - Register of Deeds