

Return to: Duan Taylor
1717 Taylor Road
East Bend, NC 27018

BK1878 P0293



11-13-95

37

PRESENTED FOR
REGISTRATION
AND RECORDED

\$68.00

'95 NOV 13 P1:25



Real Estate
Excise Tax

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

*HD. Doped
D. R. Riddell*

Excise Tax Stamp

Recording Time, Book and Page

This instrument prepared by Shore, Hudspeth & Harding, Attorneys, Yadkinville, NC 27055

Hoff Shore, Atty.

NORTH CAROLINA

FORSYTH COUNTY

WARRANTY DEED

This deed made and entered into this the 13th day of February 1992, by and between IVA NICHOLS TAYLOR, widow, of Rt. 2, Box 480, East Bend, Yadkin County, North Carolina 27055, hereinafter called Grantor,

and

DAVID W. TAYLOR and spouse KATHY C. TAYLOR, of Rt. 2, Box 498, East Bend, Yadkin County, North Carolina 27018, and MARK N. TAYLOR and spouse, MARY B. TAYLOR, of Rt. 2, Box 508, East Bend, Yadkin County, North Carolina 27018, hereinafter called Grantees.

WITNESSETH:

Grantor, for and in consideration of the sum of ten dollars and other good and valuable considerations in hand paid by Grantees, the receipt of which is hereby acknowledged, does hereby sell and convey unto Grantees, their heirs and assigns, her one-third undivided interest in the premises described as follow:

(MISCDESC 4133-5); _____ Township, Forsyth County, North Carolina

PARCEL ONE:

BEING known and designated as Lots Nos. 21 & 22 and the following portion of Lot #20: BEGINNING at a point in the south side of Country Club road, said point being 27.8 feet west of the northeast corner of Lot No. 20, and moving in a southerly direction a distance of 345.5 feet; thence continuing in a westerly direction 14.4 feet to the southwest corner of Lot No. 20; thence in a northerly direction 348.1 feet to the northwest corner of Lot No. 20; thence in an easterly direction 12.2 feet to the point of beginning, as shown on the map of the Claude Davis Place, as recorded in Plat Book 7, page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description. This property subject to the following restrictions:

No residence shall be erected on the property of Claude Davis Place that shall have less than 1000 square feet of floor space, exclusive of porches, garages and car ports.

No residence shall be erected nearer the front property line than 30 feet or nearer either the side property lines than 10 feet.

This shall not apply to garages and out buildings, erected in rear of dwelling.

For reference purposes for source of title see book 687 at page 185 and book 698 at page 234.

PARCEL TWO:

BEGINNING in the south margin of Country Club Road, the northwest corner of Lot No. 19 as shown on the map of the Claude Davis property, as recorded in Plat Book 7, page 122, office of the Register of Deeds of Forsyth County, North Carolina, and running thence with the line of Lot No. 19 southwardly 327.5 feet to an iron stake to the southwest corner of Lot No. 19; running thence westwardly with the rear property line of Lot No. 29, 23.2 feet to an iron stake, in the rear property line of Lot No. 29, Nichols corner; running thence with Nichols line northwardly 345.5 feet to an iron stake in the south margin of Country Club Road; running thence with the south margin of Country Club Road 109.4 feet to the place of beginning and being known and designated as an unnumbered triangular lot between Lot No. 19 and Lot No. 20 and the East most 27.8 feet of Lot No. 20, as shown on the plat of the Claude Davis property as recorded in Plat Book 7, at page 122, office of the Register of Deeds of Forsyth County, North Carolina.

For reference purposes for source of title see book 785 at page 112.

To have and to hold the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto Grantees, their heirs and assigns forever.

Grantor covenant that Grantor is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from liens and encumbrances except as stated above, if any; and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

In witness whereof, Grantor has hereunto set Grantor's hand and seals, the day and year first above written.

Iva Nichols Taylor (SEAL)
Iva Nichols Taylor, widow

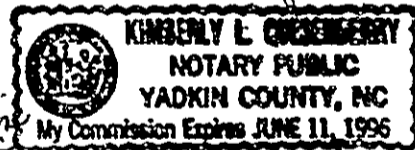
NORTH CAROLINA
YADKIN COUNTY

I, the undersigned Notary Public of Yadkin County, North Carolina, do hereby certify that Iva Nichols Taylor, widow, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 7th day of February, 1992.

Kimberly J. Duesenberg
Notary Public

NORTH CAROLINA
FORSYTH COUNTY



The foregoing certificate of Kimberly J. Duesenberg ^{NP, Yadkin Co NC} is certified to be correct. This instrument and this certificate are duly registered at the time and date and in the book and page shown on the first page hereof.

~~JOHN HOLLEMAN, REGISTER OF DEEDS~~ ~~J. E. Speas, Register of Deeds of Forsyth County~~

by: B. Blair
Assistant/Deputy