

WARRANTY DEED—Form WD-601

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STATE OF NORTH CAROLINA, Forsyth County.
THIS DEED, Made this 16th day of November, 19 95, by and between Virginia G. Belton (Widow) of Forsyth County

and state of North Carolina, hereinafter called Grantor, and Gray J. Grubbs and wife, Phyllis P. Grubbs of Forsyth County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 845 Highway 65 East, Rural Hall, NC 27045

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00 + O.V.G.C.) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Winston Township, Forsyth County, North Carolina, described as follows:

Beginning at an iron stake 250.94 feet from Efird Street on the West side of Harwood Street (formerly known as Grove Street), running 60 feet South along line of Harwood Street (formerly known as Grove Street) to an iron stake, thence West 140.1 feet to an iron stake, thence North 60 feet to an iron stake thence East 140.1 feet to the place of Beginning, being known as Lots Nos. 55 and 56 on the map of G. C. Landingham Property, Mineral Spring Section, made by H. A. Burns, Engineer, and recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Plat Book 10, page 143.

This deed is made subject to certain restrictions and protections as are set out in previous deeds conveying this property.

Further reference see deed from Maude Greene Rathbone to D. C. Wall and wife, Mildred L. Wall, recorded in Book 659, page 454.

FORSYTH COUNTY 1489

11-22-95

\$40.00



Real Estate Excise Tax

The above land was conveyed to Grantor by See Book No. Page TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever. Save and except any easements or restrictions of record

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter. IN WITNESS WHEREOF The Grantor has hereunto set his hand and seal, the day and year first above written.

Virginia G. Belton (SEAL) VIRGINIA G. BELTON (SEAL) OFFICIAL SEAL Notary Public, North Carolina County of Forsyth LORI ANDERS BECK My Commission Expires 7/04/2000

STATE OF NORTH CAROLINA Forsyth COUNTY. I, Lori Anders Beck, a Notary Public of said County, do hereby certify that Virginia G. Belton

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this 17th day of November, 19 95. My Commission Expires: 7/04/2000 Lori Anders Beck, N. P. [SEAL]

STATE OF NORTH CAROLINA COUNTY. I, a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the day of 19 My Commission Expires: N. P. [SEAL]

AND RECORDED STATE OF NORTH CAROLINA COUNTY. The foregoing certificate of Lori Anders Beck A.P. of Forsyth Co, NC is (are) 95 (11/22) by 22 (11/22) instrument was presented for registration this 22nd day of November, 19 95, at A. M., P. M., and duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book Page 19.00

This deed is registered by D. R. Holleman, REGISTER OF DEEDS, Forsyth County, N. C. By Victor C. Hood, Deputy Register of Deeds

This Deed drawn by H. Dwight Nelson, P.O. Box 902, Rural Hall, NC 27045 - NO TITLE SEARCH NO CLOSING