

DRAFTED BY: T. Dan Womble

RECORDING TIME

PRESENTED BK 1882 P 3368
REGISTRATION
AND RECORDED



NO Taxable consideration 130

'95 DEC 27 P 2:43

John Holleran
Register of Deeds
Forsyth Co. NC
FRONT AND FILING FEE \$

John Holleran
PAID

EXCISE TAX

Tax Block: 453 Lot: 127 Parcel Identifier No.: _____
Property Address: 1709 North Jackson Avenue, Winston-Salem, N. C. 27105
Mail after recording to: Phyllis D. McKinnie 1709 North Jackson Avenue, Winston-Salem NC
Mail future tax bills to: same 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 19 95, by and between

GRANTOR

GRANTEE

DEBORAH C. MILLER (Divorced) and
THEODIA L. PERRY (Divorced), heirs
at law of Elizabeth Cook

PHYLLIS DIANE MCKINNIE (Widow)

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 & other valuable considerations 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 Winston Township, more particularly described as follows:

BEING known and designated as Lot Number 7 as shown on the Map of the Property of Miss Eunice Burrell as recorded in Plat Book 13, page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The grantors and the grantee are the sole heirs of Elizabeth Cook who died intestate on May 22, 1991, in Forsyth County, N. C. The grantors make this deed for the purpose of conveying their interest as heirs of Elizabeth Cook to the grantee.

The above land was conveyed to Grantor by _____ (see book number 1296 page 1561)
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, 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.

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

Deborah C. Miller (seal)
DEBORAH C. MILLER (Divorced)

Theodia L. Perry (seal)
THEODIA L. PERRY (Divorced)

(seal)

(seal)

STATE OF NORTH CAROLINA - Forsyth County
I, Steve W. Clark Cabarrus, a Notary Public of Forsyth County, NC, do hereby certify that Deborah C. Miller (Divorced) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 14th day of December, 19 95.
My Commission Expires February 17, 1996
My commission expires 19 _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County
OFFICIAL SEAL
Notary Public, Notary Public
COUNTY OF FORSYTH
CYNTHIA G. DOUTHIT
My Commission Expires July 24, 1996
I, Cynthia G. Douthit, a Notary Public of Forsyth County, NC, do hereby certify that Theodia L. Perry (Divorced) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 14th day of December, 19 95.
My commission expires July 24, 1996. Cynthia G. Douthit Notary Public

The foregoing Certificate(s) of Cynthia G. Douthit, NP, Joseph Cone
and Steve W. Clark, NP, Cabarrus Co, NC are certified to be correct.
This the 27 day of December, 19 95.

L.E. Speer, Register of Deeds for Forsyth County by: O.P. Riddle
JOHN HOLLEMAN, REGISTER OF DEEDS
Deputy/Assistant

Forsyth County Register of Deeds from 1870 to 1995