



FORSYTH COUNTY
2710

01-31-96

BK1886 P1595

\$280.00

PRESENTED FOR
REGISTRATION
AND RECORDED



Real Estate
Excise Tax

'96 JAN 31 A9:47

NO TITLE CHECK REQUESTED

NO CLOSING PERFORMED

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

20

*\$10,000
Clemmons*

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19 ..
by

Mail after recording to James E. Fox, ..

This instrument was prepared by Richard E. Stover, Atty., ^{Bot} P. O. Box 775, King, NC 27021

Brief description for the Index Village Club, Lot #39

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of January, 19 96, by and between

GRANTOR

GRANTEE

THE NEW FORTIS CORPORATION

JAMES E. FOX
and wife,
MARY E. FOX

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 CLEMMONS, CLEMMONS Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING all of Lot No. 39 as shown on a recorded plat entitled "VILLAGE CLUB, SECTION 1", as developed by The New Fortis Corporation, said map prepared by Borum, Wade and Associates, P.A., October 19, 1994, said plat being recorded in Plat Book 37, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1840, Page 3650, and modified in Deed Book 1868, Page 1684, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TAX BLOCK 4401F
LOT 039

The property hereinabove described was acquired by Grantor by instrument recorded in . . .

A map showing the above described property is recorded in Plat Book 37 page 147 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

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.

THE NEW FORTIS CORPORATION (Corporate Name)

By: William S. Kuselak

VICE President

ATTEST: Barbara N. Shelton

ASSISTANT Secretary

USE BLACK INK ONLY

SEAL-STAMP



I, Barbara N. Shelton, Notary Public for the County and State aforesaid, certify that [Name] Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and seal, this 30th day of January, 1996.

My commission expires: [Date] Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Barbara N. Shelton, Secretary of The New Fortis Corporation, 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 Vice President, sealed with its corporate seal and attested by her as its Secretary. Witness my hand and official stamp or seal, this 30th day of January, 1996.

My commission expires: Aug. 21, 1999 Linda H. Schatz Notary Public

The foregoing Certificate(s) of Linda H. Schatz, N.P., Forsyth Co., NC

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

By: [Signature] REGISTER OF DEEDS FOR FORSYTH COUNTY Assistant - Register of Deeds