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BK1886 P1708
PRESENTED FOR
REGISTRATION
AND RECORDED

FORSYTH COUNTY
2716

01-31-96

'96 JAN 31 AM 11:25

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



\$82.00

Real Estate
Excise Tax

Recording Time, Book and Page

10.00
Paid
Sue
Lange

Tax Lot No. 27, 28, 29 and 30 Parcel Identifier No. 0939 027 & 029
Verified by _____ County on the _____ day of _____, 19 ____
by _____

Mail after recording to Grantee, *4960 Burkhardt Road, Winston-Salem, N.C. 27127*

This instrument was prepared by *Parks Roberts, Attorney*

Brief description for the Index Lots 27, 28, 29 & 30, A.F. Holton Home Place, PB 2, p. 9A

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

GRANTEE

SUSAN S. FRYE (Legally Separated)

FRANK L. FISH and wife, QUENIETH L. FISH,
Co-Trustees under Trust Agreement dated
September 23, 1992

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 Winston Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot Numbers 27, 28, 29 and 30 as shown on the Map of A. E. Holton Place, as recorded in Plat Book 2, page 9A 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 property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1683, page 3997

A map showing the above described property is recorded in Plat Book 2 page 9A

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:

Save and except easements and restrictions of record, if any, and 1996 prorata share of ad valorem taxes.

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) _____ SUSAN S. FRYE (Legally Separated) (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County. I, a Notary Public of the County and State aforesaid, certify that SUSAN S. FRYE (Legally Separated) Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of January 1996. _____ 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 Parks Roberts, Jr., Joseph Bone

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 FORSYTH COUNTY Deputy Assistant - Register of Deeds