

FORSYTH COUNTY
1388

04-29-96



\$72.00

Real Estate
Excise Tax

Excise Tax

\$72.00

102

BOOK 1898 PAGE 1815
PRESENTED FOR
REGISTRATION
AND RECORDED

'96 APR 29 P12:07

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

\$12

Recording Time, Book and Page

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

Mail after recording to W. Hayes Foster Box

This instrument was prepared by W. Hayes Foster

Brief description for the Index
Block 2282, Lot 11

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of April, 1996, by and between

GRANTOR
MAXINE B. JOHNSON (Widow),
BEATRICE B. GOODMAN and husband
FRANK GOODMAN,
KATHRYN B. MAHAFFEY and husband,
RALPH R. MAHAFFEY,
NELL B. HOLCOMB and husband,
JAMES C. HOLCOMB,
QUIDA B. BROWN and husband,
GEORGE BROWN, AS INDIVIDUALS, and
KATHRYN B. MAHAFFEY and QUIDA B. BROWN,
as Co-Executrices of the Estate of IIA S.
BROWN

GRANTEE

PENELOPE H. O'CONNELL
AND HUSAND,
GARY A. O'CONNELL

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

BEING KNOWN AND DESIGNATED AS Lot No. 11, Block 2 as shown on the map of Daltonia, Section 3, which map is recorded in Plat Book 10, page 75, Forsyth County Registry, reference to which is hereby made for a more particular description.

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

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

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:

(a) Ad valorem taxes for the year 1996, and subsequent years.

(b) All 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.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

see attached signature page.....(SEAL)

.....(SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
..... Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this day of, 19.....

My commission expires: 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

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.

..... REGISTER OF DEEDS FOR..... COUNTY

By Deputy/Assistant - Register of Deeds

AS INDIVIDUALS:

BK 1898 P 1817
Maxine B. Johnson (SEAL)
MAXINE B. JOHNSON

Beatrice B. Goodman (SEAL)
BEATRICE B. GOODMAN

Frank Goodman (SEAL)
FRANK GOODMAN

Kathryn B. Mahaffey (SEAL)
KATHRYN B. MAHAFFEY

Ralph R. Mahaffey (SEAL)
RALPH R. MAHAFFEY

Nell B. Holcomb (SEAL)
NELL B. HOLCOMB

James C. Holcomb (SEAL)
JAMES C. HOLCOMB

Quida B. Brown (SEAL)
QUIDA B. BROWN

George Brown (SEAL)
GEORGE BROWN

____ (SEAL)

Kathryn B. Mahaffey (SEAL)
KATHRYN B. MAHAFFEY, Executrix of the Estate
of Ila S. Brown

Quida B. Brown (SEAL)
QUIDA B. BROWN, Executrix of the Estate of
Ila S. Brown

NORTH CAROLINA Forsyth County

I, a Notary Public of DAVIE County and State aforesaid, certify that MAXINE B. JOHNSON (WIDOW), BEATRICE B. GOODMAN and husband, FRANK GOODMAN, KATHRYN B. MAHAFFEY and husband, RALPH R. MAHAFFEY, NELL B. HOLCOMB and husband, JAMES C. HOLCOMB, and QUIDA B. BROWN and husband, GEORGE BROWN, as heirs of the Estate of Ila S. Brown, and KATHRYN B. MAHAFFEY & QUIDA B. BROWN, as Co-Executrices of the Estate of Ila S. Brown, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS My hand and seal, this 29th day of April, 1996.

My commission expires: 8-1-98

Suzanne S. Dorsey Notary Public

SEAL

OFFICIAL SEAL
Notary Public, North Carolina
County of Davie
Suzanne S. Dorsey
My Commission Expires 8-1-98

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate _____ of Suzanne S. Dorsey, N.P.
(there give name and official title of the officer signing the certificate _____ passed upon)

is (are) certified to be correct. This the 29 day of April 19 96.

John Hoileman, Register of Deeds

By [Signature] Deputy Assistant

Probate and Filing Fee \$ _____ paid