

FORSYTH COUNTY
1524

04-30-96

BK1898 P4006 ✓

397

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 APR 30 P4:44

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

\$10



\$102.00

Real Estate
Excise Tax

Excise Tax \$102.00

Recording Time, Book and Page

Tax Lot No. 009, Block 2999 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to N. Alan Bennett - Box

This instrument was prepared by N. Alan Bennett

Brief description for the Index
Property along Pine View Drive

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of April, 1996, by and between

GRANTOR

GRANTEE

JOSEF WINDISCH (Single)

RICKY W. KIMEL
and wife,
DAWN S. KIMEL

MAILING AND PROPERTY ADDRESS:
5557 Pine View Drive
Winston-Salem, N.C. 27105

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 n/a, Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron stake along the eastern right of way line of Pine View Drive, said iron stake marking the northwest corner of the within described property and the southwest corner of the Lee Roy Blalock, Jr. property (Tract 1 in Deed Book 1236, Page 233, Forsyth County Registry); thence from said BEGINNING point South 88° 55' 00" East 169.78 feet to a new iron stake along the Blalock line; thence a new line South 05° 15' 48" West 120.66 feet to a new iron stake along an old road and also marking the southeast corner of the within described property; thence North 87° 11' 51" West 169.49 feet to a new iron stake marking the southwest corner of the within described property and also being along the eastern right of way line of Pine View Drive; thence along the eastern right of way line of Pine View Drive North 05° 15' 48" East 115.56 feet to an existing iron stake marking the point and place of BEGINNING and containing 20,000 square feet, more or less. This description is in accordance with a survey prepared by Ronald Lee Oxendine, R.L.S. entitled "Survey for Josef Windisch"; dated November 7, 1995; and further designated as Job No. 950037.

The above-described property is the western portion of that property described as Tract 1 in Deed Book 1789, Page 1987, Forsyth County Registry and is further designated as the western portion of Tax Lot 9 in Block 2999 on the Forsyth County Tax Maps.

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.....

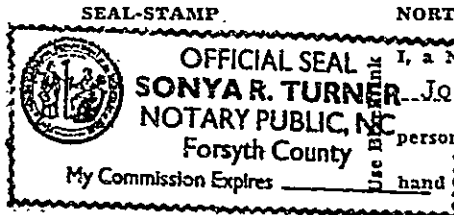
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, restrictions and rights of way of record, if any, and 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.

(Corporate Name) _____ (SEAL)
By: _____ (SEAL)
President _____
ATTEST: _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)
USE BLACK INK ONLY



NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor,
Josef Windisch (single)
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 26th day of April, 1996
My commission expires: October 24, 1998 Sonya R. Turner 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 Sonya R. Turner, a Notary Public of Forsyth County, North Carolina

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 FOR FORSYTH COUNTY

By _____ Deputy/Assistant - Register of Deeds