

RETURN TO STOVER BOX

BOOK 1903 PAGE 3090

BK 1903 P 3090
PRESENTED FOR
REGISTRATION
AND RECORDED

269

'96 MAY 31 P2:48

FORSYTH COUNTY
2387

05-31-96

\$320.00



Real Estate
Excise Tax

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

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. BLOCK 4401F LOT 024
Verified by County on the day of, 19
by

Mail after recording to Edward J. Quilty, 315 Craver Pointe Drive, Clemmons, NC 27012

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

Brief description for the Index

Village Club, Sec. 1, Lot #24

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

GRANTEE

THE NEW FORTIS CORPORATION

EDWARD J. QUILTY
and wife,
ROSE MARIE QUILTY

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. 24 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 024

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. Kuselich

VICE

President

ATTEST:

Linda Schatz

ASSISTANT

Secretary (Corporate 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, STOKES County.

I, a Notary Public of the County and State aforesaid, certify that LINDA SCHATZ ASSISTANT 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 ASSISTANT Secretary.

Witness my hand and official stamp or seal, this 29th day of May, 1996

My commission expires: January 30, 2001 *Karen S. Flippin* Notary Public

The foregoing Certificate(s) of KAREN S. FLIPPIN, NP, STOKES COUNTY, 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.

By *B. B. B. B.* REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant Register of Deeds