

(Gift Deed) *rw*

BK1904 P2950
PRESENTED FOR
REGISTRATION
AND RECORDED

'96 JUN -6 P2:48

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

Excise Tax

Recording Time, Book and Page *Alld*
\$10.00

Tax Lot No. 39E, Tax Block 5137 Parcel Identifier No.
Verified by County on the 31st day of May, 1996
by

Mail after recording to 6970 Bear Mountain Rd, Hermantown
27109

This instrument was prepared by D. Blake Yokley

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

GRANTEE

VANCE G. VENABLE (WIDOWER)

THOMAS JASON VENABLE

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 Salem Chapel Township, Forsyth

County, North Carolina and more particularly described as follows:

BEGINNING at an iron rebar set located at the Eastern edge of the right-of-way of Red Bank Road, said iron being 15.72 feet from an existing iron pipe in the right-of-way of Red Bank Road, said point of beginning also being at the Southwestern corner of David Lee Watts, et ux, Deed Book 1559, Page 1736, running thence from said beginning point South 86 degrees 25' 00" East 548.33 feet to an iron rebar set; running thence South 03 degrees 35' 00" West 126.65 feet to an iron rebar set; running thence North 86 degrees 25' 00" West 273.12 feet to an iron rebar set; running thence along the Eastern right-of-way of Red Bank Road, North 44 degrees 36' 40" 190.00 feet to an iron rebar set, the point and place of BEGINNING; containing 1.00 acre and being a part of that property described in Deed Book 576, Page 126 in the Office of the Register of Deeds of Forsyth County, North Carolina, and also being a part of Tax Lot 39E, Tax Block 5137 as presently constituted; Being the same property as described in a Map of Survey dated 3/29/96, Map Number 7326 as prepared by Allied Land Surveying Co., P.A., Richard P. Bennett, RLS.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 576,
Page 126

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:

Restrictions, easements, rights-of-way 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, at _____, the day and year first above written.

 (Corporate Name)
 By: _____
 _____ President
 ATTEST:

 _____ Secretary (Corporate Seal)

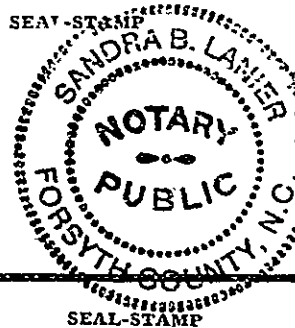
USE BLACK INK ONLY

 (SEAL)
 VANCE G. VENABLE (WIDOWER)

 (SEAL)

 (SEAL)

 (SEAL)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Vance G. Venable
 _____ 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 May, 1996.

My commission expires: August 13, 1996 Sandra B. Lanier Notary Public

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 Sandra B. Lanier, NP

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
 By Susan Teague Deputy/Assistant - Register of Deeds