

DRAFTED BY: R. MICHAEL WELLS

ATTORNEY AT LAW *Ref*

FORSYTH COUNTY
2556

86-10-96

252

\$700.00



Real Estate
Excise Tax

RECORDING TIME

PRESENTED FOR
REGISTRATION
AND RECORDED

'96 JUN 10 P4:48

John Holleman
Register of Deeds
PROBATE AND FILING FEES

BK1905 P0799

PAID

Tax Block: 1321

Lot: 002

Parcel Identifier No.:

Property Address: 241 HALCYON AVENUE, WINSTON-SALEM, NC 27104

Mail after recording to: GRANTEE AT ABOVE ADDRESS

Mail future tax bills to: GRANTEE AT ABOVE ADDRESS

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of JUNE, 1996, by and between

GRANTOR

KEVIN L. MILLER AND WIFE,
LISA F. MILLER

GRANTEE

TED DAVID COX AND WIFE,
JANEL ANNE COX

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, in consideration of (\$ 10.00) TEN AND NO/100---DOLLARS to THEM 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to Easements, Restrictions and Rights of Way of record, if any.
Further subject to 1996 ad valorem property taxes prorated to date of closing.

The above land was conveyed to Grantor by _____ (see book number _____ page _____)
TO HAVE AND TO HOLD the above said 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Kevin L. Miller (seal) _____ (seal)

KEVIN L. MILLER

Lisa F. Miller (seal) _____ (seal)

LISA F. MILLER

STATE OF NORTH CAROLINA - Forsyth County



Janet F. Dalton, a Notary Public of Forsyth County, NC,
Notary Public, North Carolina, appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
JANET F. DALTON my hand and notarial seal this the 10 day of JUNE, 1996

SEAL/STAMP My commission expires 5/19, 1997

STATE OF NORTH CAROLINA - _____ County

I, _____, a Notary Public of _____ County, NC,

do hereby certify that

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Janet F. Dalton, N.P.

This the 10 day of June, 1996 is/are certified to be correct.

_____, Register of Deeds for Forsyth County by:

John Holleman

Deputy/Assistant

JOHN HOLLEMAN, REGISTER OF DEEDS

BK1905 P0800

EXHIBIT "A" PROPERTY DESCRIPTION

Being known and designated as Lot No. 2, as shown on the Map of West Highlands, Section Two, Block Seven, said Map being recorded in Plat Book 7 at Page 134 (2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.