24

BK1905 P3137

PRESENTED FOR REGISTRATION AND RECORDED

FORSYTH COUNTY 2629

06-14-96

'96 JUN 14 A9:48

NORTH NORTH CAROLINA



Real Estate Excise Tax

\$20.00

John Hollema: Register of Deeg. Forsyth Co. N

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Excise Tax	Recording Time, Book and Page		
Tax Lot No	the day of		
Mail after recording toGrantee, 903.W. 12th Stree	t, Winston-Salem, NC-27105		
This instrument was prepared by Nancy S. Mundorf (N. Brief description for the Index	o title search or closing performed by drafting		
NORTH CAROLINA GENI	ERAL WARRANTY DEED		
THIS DEED made this .10th day of .June			
GRANTOR	GRANTEE		
WILLIAM V. MANN (Not Married)	JOHNNIE WELLS STEPHENS (Not Married)		

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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.

..... Forsyth

County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description, which description is incorporated by reference as if fully set out herein.

BK1905 P3138

A map showing the above described property is recorded in Plat Book	The property hereinabove	e described was acquired by G	rantor b	y instrument reco	rded in	,
A map showing the above described property is recorded in Plat Book	Deed Book 1888,	, page 0054				
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 Grantee in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encombrances, and that Grantor will warrant and defend the tile against the lawful claims of all persons whomesver except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Descenterly, rights of vays and restrictions of record, if any, and 1996 Forsyth County and City of Winston-Salem ad valorem taxes. Descenterly, rights of vays and restrictions of record, if any, and 1996 Forsyth County and City of Winston-Salem ad valorem taxes. William V. Bann (Corporate Name) William V. Bann (Corporate Name) William V. Bann (Corporate Name) SEAL-STANP NORTH CAROLINA, FLEXTH NORTH CAROLINA, FLEXTH NORTH CAROLINA, I. A feety public of the county and State storested the execution of the foregoing instrument. Witness my thy Commission Expires 37 1-2000 NORTH CAROLINA, I. A feety public of the County and State storested testing that NORTH CAROLINA, I. A feety public of the County and State storested testing that NORTH CAROLINA, I. A feety public of the County and State storested testing that NORTH CAROLINA, I. A feety public of the County and State storested testing that NORTH CAROLINA, I. A feety public of the County and State storested testing that NORTH CAROLINA, I. A feety public of the County and State storested testing that NORTH CAROLINA, I. A feety public of the County and State storested that the state of the feety public of the County and State storested that the state of the feety public of the County and State Moretaid, cettly that NORTH CAROLINA, I. A feety public of the County and State Moretaid and the state of the state of the county and State Moretaid and the state of the county and State Moretaid and the state of the state of the county and State Moreta	A man showing the above					
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 whomesver except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, rights of ways and restrictions of record, if any, and 1996 Forsyth County and City of Winston-Salem ad valorem taxes. IN WINNESS WHEREOF, the Grantor has beregnia see his hand and seed or it corporate, has caused this instrument to be sighted in its corporate name by its daily authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written. (SEAL) William V. Mann OFRICIAL SEAL President ATTEST: Secretary (Corporate Stal) SEAL-STAMP NORTH CAROLINA, FLEXTH OGRAPHORD One efficial samp or sea, this 11/14 day of 19-96. My commission Expires 5717-2600 My commission Expires 5717-2600 AND Commission Expires 19-10-2600 AND Commission Expires 5717-2600 NORTH CAROLINA, 19-10-2600 NORTH	TO HAVE AND TO HO	LD the aforesaid lot or parcel				belonging to
IN WINNESS WHEREOF, the Granter has become set his hand and seal, or if corporate, has caused this inatrament to be signed in his corporate name by its duty amberized differs and its seal to be hereunte alfriced by authority of its Beard of Directors, the day and year first before written. (Corporate Name) William V. Mann (SEAL) By: Secretary (Corporate Seal) SEAL-STAMP NORTH CAROLINA, FORESTED NORTH CAROLINA, FORESTED SEAL-STAMP NORTH CAROLINA, FORESTED My commission Explices 571724001 Ny commission explices: NORTH CAROLINA, Seal this Indian V. Mann I, a Notary Public of the County and State Moread, certify that SEAL-STAMP NORTH CAROLINA, I, a Velary And State Moread, certify that NORTH CAROLINA, Seal this Indian State Moread, certify that Year of the County of the County and State Moread, certify that Year of the County of the County and State Moread, certify that Year of the County of the County and State Moread, certify that Year of the County of the County and State Moread, certify that Year of the County of the County and State Moread, certify that Year of the County of the County and State Moread, certify that Year of the County of the County and State Moread, certify that Year of the County of th	the same in fee simple, t defend the title against t	that title is marketable and fr he lawful claims of all persons	ee and cl whomso	lear of all encumb ever except for th	rances, and that Grantor will be exceptions hereinafter stat	l warrant and
Corperate Name) William V. Mann (SEAL) William V. Mann (SEAL) President ATTEST: SEAL-STAMP NORTH CAROLINA, FIRSYTH COUNTY OFFICIAL SEAM J. a Josary Public of the County and State aforesaid, certify that OUNTY OF FORM North Milliam V. Mann (Not Married) JAME WESTMORE AND outly appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my My Commission Expires J. 1902 My commission expires: SEAL-STAMP NORTH CAROLINA, North Carolina County I, a Notary Public of the County and State aforesaid, certify that SEAL-STAMP NORTH CAROLINA, La Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is SEAL-STAMP NORTH CAROLINA, La 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 give and as the act of the corporate seal and attested by Witness my hand and official stamp or seal, this My commission expires: Notary Public The foregoing Certificate(s) of Witness my hand and official stamp or seal, this My commission expires: Notary Public Notary Public REGISTER OF DEEDS FOR. COUNTY	Easements, right County and City	nts of ways and restric y of Winston-Salem ad v	tions o	of record, if taxes.	any, and 1996 Forsyth	t
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By: President ATTEST: OFFICIAL SEAR 1, a Votary Public of the County and State aforesald, certify that OFFICIAL SEAR 1, a Votary Public of the County and State aforesald, certify that ONOTOR COUNTY OF FORS 2H JAMIE WESTMORE AND LOGARITY SEARCH WILLIAM V. Mann (Not Married) ON OCCUMENT OF FORS 2H JAMIE WESTMORE AND LOGARITY SEARCH WILLIAM V. Mann (Not Married) NORTH CAROLINA, NORTH CAROLINA, La Notary Public of the County and State aforesald, certify that NORTH CAROLINA, La Notary Public of the County and State aforesald, certify that The foregoing Certificate(s) of AND Commission Expires: NORTH CAROLINA, Personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly gress and a state aforesald, certify that The foregoing Certificate(s) of AND Commission expires: Notary Public of the County and State aforesald of the state of the corporation, the foregoing instrument was signed in its name by its secretary of the state of the corporation, the foregoing instrument was signed in its name by its secretary of the state of the corporation of the foregoing instrument was signed in its name by its secretary of the state of the corporation of the foregoing instrument was signed in its name by its secretary of the state of the corporation of the foregoing instrument was signed in its name by its secretary of the state of the corporation of the foregoing instrument was signed in its name by its secretary of the state of the corporation of the foregoing instrument was signed in its name by its secretary of the secreta	above written.	uthorized officers and its seal to be	hereunto	` _	.	
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OFFICIAL SEAR OFFICIAL SEAR I, a otary Public of the County and State aforesald, certify that NOTARY Public, North Groffina William V. Mann (Not Married) Grantor, County or Forseth JAMIE WESTMORE AND to July appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my My Commission Expires 5-17-2000 My commission expires: SEAL-STAMP NORTH CAROLINA, I, a Notary Public of the County and State aforesald, 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, scaled with its corporate seal and attested by Witness my hand and official stamp or seal, this day of My commission expires: Notary Public The foregoing Certificate(s) of SAMIC Westervelland N.P. Instrument was first parchered 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 parchered 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 parchered 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 parchered 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 heres. REGISTER OF DEEDS FOR. COUNTY		Secretary (Corporate Seal)	USE)			(SEAL)
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My Commission Expires 5-17-2000 and official stamp or seal, this 14th day of 1996. My commission expires: 5-17-2000 and official stamp or seal, this 14th day of 1996. My commission expires: 5-17-2000 and official stamp or seal, this 14th day of 1996. My commission expires: 5-17-2000 and the control of the County and State aforesaid, certify that 10th day personally came before me this day and acknowledged that 1996 and 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 1996 and	Notary Public, North	th Carolina (WIIIII V. MdIII)	1 (NOE 1	arried)		Grantor,
My commission expires: 5-17-2000	JAMIE WESTMO	REANDso ally appeared before me			\sim	۸.
NORTH CAROLINA,	NI COMMISSION OF THE PARTY OF T	and official stamp or seal			a d	
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is		My commission expires:	<u>5-17-</u>	<u> </u>	Game Westmoret	AMitary Public
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is	CEAY CTAND	NORTH CAROLINA,		Coun	ty.	
The foregoing Certificate(s) of Secretary	3EAL-3IAMP					,
given and as the act of the corporation, the foregoing instrument was signed in its name by its		personally came before me the	is day and	acknowledged that	he is	Secretary of
President, scaled with its corporate seal and attested by		ซี				
Witness my hand and official stamp or seal, thisday of		#				
In the foregoing Certificate(s) of Source Westaward No. P. is/are certified to be correct. This instrument and this certificate are doly registered at the date and time and in the Book and Page shown on the first page hereof HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR COUNTY		Si .				
is/are certified to be correct. This instrument and this certificate are doly registered at the date and time and in the Book and Page shown on the Irist page hereof. HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR COUNTY						
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Pare shown on the first page hereof HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR COUNTY						
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JUHN HULLEMAIN, REGISTER OF DEEDS FORCOUNTY						
REGISTER OF BEEDS FOR	JOHN HOLLEM	HIA' LEGISLFIA OL DEFEDO				

EXHIBIT A

BEGINNING at an iron stake located in the north right of way line of 12th Street, said iron stake being located North 86 deg. 01' West 47.4 feet from the Northwest intersection of the right of way lines of 12th Street and Harrison Street; running thence from the North right of way line of 12th Street, North 86 deg. 01' West 47.4 feet to an iron stake; running thence North 3 deg. 31' East 92.2 feet to an iron stake; running thence South 86 deg. 32' East 47.3 feet to an iron stake; running thence South 86 deg. 32' East 47.3 feet to an iron stake; running thence South 3 deg. 20' West 93.0 feet to the point and place of BEGINNING. Also being the Southern portion of Lot 29 as shown on the plat of Chatham Heights as recorded in Plat Book 10, page 160(2) in the office of the Register of Deeds of Forsyth County, North Carolina.