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BK1905 P3137

PRESENTED FOR
REGISTRATION
AND RECORDEDFORSYTH COUNTY
2629

06-14-96

'96 JUN 14 A9:48

\$20.00
Real Estate
Excise Tax

Excise Tax

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

Recording Time, Book and Page

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

Mail after recording to Grantee, 903 W. 12th Street, Winston-Salem, NC 27105.....

This instrument was prepared by ~ Nancy S. Mundorf (No title search or closing performed by drafting attorney)
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of June, 19 96, by and between

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.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 Township, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in
 Deed Book 1888, page 0054

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, rights of ways and restrictions of record, if any, and 1996 Forsyth County and City of Winston-Salem 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)
 By: -----
 ----- President
 ATTEST: -----
 ----- Secretary (Corporate Seal)

USE BLACK INK ONLY

William V. Mann (SEAL)
 William V. Mann
 ----- (SEAL)
 ----- (SEAL)
 ----- (SEAL)

SEAL-STAMP NORTH CAROLINA, FORSYTH County.
 OFFICIAL SEAL I, a Notary Public of the County and State aforesaid, certify that
 Notary Public, North Carolina William V. Mann (Not Married) Grantor,
 COUNTY OF FORSYTH
 JAMIE WESTMORELAND personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
 My Commission Expires 5-17-2000 hand and official stamp or seal, this 14th day of June, 1996.
 My commission expires: 5-17-2000 Jamie Westmoreland 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 Jamie Westmoreland, N.P.

 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
 ----- REGISTER OF DEEDS FOR ----- COUNTY
 By Orlando Edwards Deputy/Assistant Register of Deeds

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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 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.