

DRAFTED BY: Daniel A. Frazier
Title not searched

RECORDING TIME

8K1909 P3415
PRESENTED FOR
REGISTRATION
AND RECORDED

FORSYTH COUNTY
3387

07-09-96

150

'96 JUL -9 P1:00



\$6.00



Real Estate
Excise Tax

John Holleman
Register of Deeds
Forsyth Co NC

PROBATE AND FILING FEE \$ PAID

Tax Block: 1770 Lot: 003 Parcel Identifier No.:
Property Address: 2647 Dudley Street, Winston-Salem, NC 27107
Mail after recording to: 3911 Ogburn Ave, Winston-Salem, NC 27105
Mail future tax bills to: 3911 Ogburn Ave., Winston-Salem, NC 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of July, 19 96, by and between

GRANTOR

GRANTEE

John R. Guy, (widower)

James M. Guy

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 & OVC) Ten Dollars and other valuable consideration him 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:

BEING KNOWN and designated as Lot 3 on the map of Gertrude F. Clifton property which is recorded in Plat Book 13, at Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is made for a more particular description

The above land was conveyed to Grantor by Long & Hardy (see book number 1902 page 1163)
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, 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.

(seal) (seal)
John R. Guy (seal) (seal)
John R. Guy, widower

STATE OF NORTH CAROLINA - Forsyth County

Freida M. Frazier, a Notary Public of Forsyth County, NC, do hereby certify that John R. Guy, widower personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 8th day of July, 19 96.
My commission expires Sept. 24, 2000.

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth 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 ____.

My commission expires _____, 19 ____.

The foregoing Certificate(s) of Freida M. Frazier, NP

is/are certified to be correct.

This the 9th day of July, 19 96.

John Holleman, Register of Deeds for Forsyth County by:

Swan Teague Deputy/Assistant

Forsyth County Register of Deeds form SFD 9-93