

Drafted By: R. Michael Wells
Return To: Wells Box

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

GENERAL WARRANTY DEED

THIS DEED made this 16th day of July, 1996, by and between Jacqueline D. Cromer (Widow); Claude J. Dills, Jr. and wife, Bonnie W. Dills; Deborah S. Neal and husband Ricky Lee Neal, Sr.; Gary M. Stewart and wife, Patsy Ann Stewart; Thomas T. Stewart and wife, Terrica L. Stewart; Dennis R. Stewart and wife, Mary L. Stewart; Darlene S. Houck and husband Kent Charles Houck; Janice S. Montgomery and husband, Charles Allen Montgomery; Ronald E. Stewart and wife, Sally Amanda Stewart (hereinafter referred to as "Grantor") to Denise A. Allen (Unmarried) (hereinafter referred to as "Grantee"). [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.]

W I T N E S S E T H

WHEREAS, 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

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

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 425, Page 116, Forsyth County Registry.

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 covenant 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 the 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 is subject to the following exceptions:

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

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.

Jacqueline D. Cromer (SEAL)
Jacqueline D. Cromer
Claude J. Dills, Jr. (SEAL)
Claude J. Dills, Jr.
Bonnie W. Dills (SEAL)
Bonnie W. Dills

FORSYTH COUNTY
\$650

07-22-96

\$70.00



Real Estate
Excise Tax

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Deborah S. Neal (SEAL)
Deborah S. Neal

Ricky Lee Neal Sr. (SEAL)
Ricky Lee Neal, Sr.

Gary M. Stewart (SEAL)
Gary M. Stewart

Patsy Ann Stewart (SEAL)
Patsy Ann Stewart

Thomas T. Stewart (SEAL)
Thomas T. Stewart

Terrica L. Stewart (SEAL)
Terrica L. Stewart

Dennis R. Stewart (SEAL)
Dennis R. Stewart

Mary L. Stewart (SEAL)
Mary L. Stewart

Darlene S. Houck (SEAL)
Darlene S. Houck

Kent Charles Houck (SEAL)
Kent Charles Houck

Janice S. Montgomery (SEAL)
Janice S. Montgomery

Charles Allen Montgomery (SEAL)
Charles Allen Montgomery

Ronald E. Stewart (SEAL)
Ronald E. Stewart

Sally Amanda Stewart (SEAL)
Sally Amanda Stewart

State of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Jacqueline D. Cromer (Widow), Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:

August 21st, 1996

Wayne H. Kiger
Notary Public

State of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Claude J. Dills, Jr. and wife, Bonnie W. Dills, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:

August 21st, 1996

Wayne H. Kiger
Notary Public

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I, a Notary Public of the County and State aforesaid, certify that Deborah S. Neal and husband, Ricky Lee Neal, Sr., Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:

August 21st, 1996W. Wayne H. Kiger
Notary PublicState of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Gary M. Stewart and wife, Patsy Ann Stewart, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:

August 21st, 1996W. Wayne H. Kiger
Notary PublicState of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Thomas T. Stewart and wife, Terrica L. Stewart, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:

August 21st, 1996W. Wayne H. Kiger
Notary PublicState of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Dennis R. Stewart and wife, Mary L. Stewart, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:

August 21st, 1996W. Wayne H. Kiger
Notary PublicState of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Darlene S. Houck and husband, Kent Charles Houck, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:

August 21st, 1996W. Wayne H. Kiger
Notary Public

BK1911 P0819

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State of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Janice S. Montgomery and husband, Charles Allen Montgomery, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:
August 21st, 1996

Wayne H. Kiger
Notary Public

State of N.C., County of Forsyth.

I, a Notary Public of the County and State aforesaid, certify that Ronald E. Stewart and wife, Sally Amanda Stewart, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of July, 1996.

My Commission Expires:
August 21st, 1996

Wayne H. Kiger
Notary Public

The foregoing Certificate(s) of Wayne H. Kiger, 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 Forsyth REGISTER OF DEEDS FOR COUNTY.
By B. B. [Signature] Deputy/Assistant-Register of Deeds

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

96 JUL 22 49:28

PRESENTED FOR
REGISTRATION
AND RECORDED

1400
K. [Signature]
\$2 addtl
fee 7-26-96

BK 1911 P 819

EXHBIIT "A" PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot No. 8, as shown on the Map of Motorville, Section No. 1, said Map being recorded in Plat Book 3 at Page 82, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.