

DRAFTED BY: Robert W. Porter, Attorney

RECORDING TIME

BK1911 P2951

FORSYTH COUNTY  
3753

07-25-96

PRESENTED FOR  
REGISTRATION  
1.00 AND RECORDED

'96 JUL 25 P2:26

STATE OF  
NORTH  
CAROLINA



\$512.00

Real Estate  
Excise Tax

EXCISE TAX \$512.00

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

PROBATE AND FILING FEE \$

10.00 attached  
PAID

Tax Block: 4255 Lot: 17 Parcel Identifier No.:  
Property Address: 4088 Beaverbrook Road, Clemmons, NC 27012  
Mail after recording to: Grantee: 4088 Beaverbrook Road, Clemmons, NC 27012  
Mail future tax bills to: Grantee: 4088 Beaverbrook Road, Clemmons, NC 27012

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

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

GRANTOR  
W. R. WIDENER CONTRACTOR, INC.

GRANTEE  
THIEN PHAN  
and wife,  
THUY KIM TRAN

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 & O.V.C., Ten Dollars and O. V. C. 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 Clemmons Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 17, as shown on the Map of MEADOWBROOK, BLOCK H, SECTION OF FOREST HILLS ESTATES, as recorded in Plat Book 19, Page 117(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. For further reference, see Deed Book 1832, Page 3692, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 17, Block 4255, Clemmons Township, Forsyth County Tax Records.

The above land was conveyed to Grantee by (see book number 1832 page 3692)  
Forsyth County Register of Deeds from LFD 6/90

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 subject to the following exceptions:

Easements and restrictions of record, if any, and 1996 ad valorem taxes, prorated to date of closing. (1996 taxes paid at closing)

IN WITNESS WHEREOF the Grantor has 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.

(seal) (seal)  
(seal) (seal)  
(seal) (seal)  
(seal) (seal)  
(seal) (seal)

W. R. WIDENER CONTRACTOR, INC.

Corporate Name

ATTEST:

By

*William L. Widener*

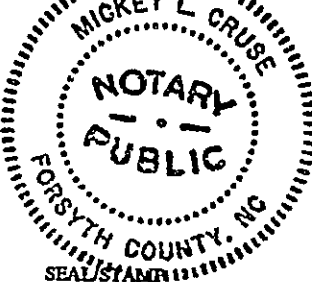
President

*Rosita J. Widener*

Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County



I, Mickey L. Cruse, a Notary Public of Forsyth County, NC, do hereby certify that Rosita J. Widener personally came before me this day and acknowledged that she is Secretary of W. R. WIDENER CONTRACTOR, INC. a North Carolina corporation, and that by authority duly given 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 Rosita J. Widener as its Secretary.

Witness my hand and notarial seal this the 20 day of July, 1996

My commission expires 7-22, 1996. Mickey L. Cruse Notary Public

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\_\_\_\_. \_\_\_\_\_ Notary Public

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\_\_\_\_. \_\_\_\_\_ Notary Public

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\_\_\_\_. \_\_\_\_\_ Notary Public

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\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Mickey L. Cruse, Notary Public, Forsyth County, NC

This the 25th day of July, 1996

is/are certified to be correct.

JOHN HOLLEMAN  
Deputy/Assistant

Forsyth County Register of Deeds Form LFD 4/90