

FORSYTH COUNTY
3816

87-26-96



\$284.00

Real Estate
Excise Tax

Return to: Inez I. Linville - Box
Excise Tax

BK1911 P4442
320 PRESENTED FOR
REGISTRATION
AND RECORDED

'96 JUL 26 P4:33

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: 1533 Jubilee Trail, Kernersville, NC 27284

This instrument was prepared by A. L. Collins, Attorney at Law

Brief description for the Index

LOT 25 of SEDGE LAKE GARDEN PB 32 PG 2 & 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of July, 1996, by and between

GRANTOR

GRANTEE

ROSS MILLICAN COX

and wife

LESLIE GENTRY COX

DENNIS SCOTT JOHNS

and wife

SHERRIE ABBOTT JOHNS

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 Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 25 of SEDGE LAKE GARDEN, SECTION I, a map and Plat of which is duly recorded in Plat Book 32 at Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference may be had and is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in
 Deed Book 1674 at Page 2586 Forsyth County Registry

A map showing the above described property is recorded in Plat Book 32 page 2

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, restrictions and rights of way of record, if any; and
 1996 ad valorem taxes which the grantee herein assumes and agrees
 to pay.

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

Ron Millican Cox (SEAL)
 ROSS MILLICAN COX
Leslie Gentry Cox (SEAL)
 LESLIE GENTRY COX
 (SEAL)
 (SEAL)

SEAL-STAMP NORTH CAROLINA, FORSYTH County.
 NOTARY PUBLIC I, a Notary Public of the County and State aforesaid, certify that
 OFFICIAL SEAL ROSS MILLICAN COX and wife, LESLIE GENTRY COX Grantor,
 Forsyth County, NC personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
 My Commission Expires 11-12-2000 and official stamp or seal, this 26 day of July, 1996
 My commission expires: 11-12-2000 *Brenda M. Stafford* 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 *Brenda M. Stafford*
 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 HOFFMAN, REGISTER OF DEEDS
 REGISTER OF DEEDS FOR FORSYTH COUNTY
 By *[Signature]* Deputy/Assistant Register of Deeds