

FORSYTH CO, NC 195 FEE: \$ 12.00  
PRESENTED & RECORDED: 09/17/1996 4:39PM  
JOHN HOLLENAN REGISTER OF DEEDS BY: WILLIAT  
STATE OF NC REAL ESTATE EXT: \$ 90.00

*Janet R*

Excise Tax

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, 5209 Cox Blvd. Winston-Salem, NC 27105

This instrument was prepared by Gregory D. Henshaw 206 N. Spruce St., Ste. 3A Winston-Salem, NC 27101  
Brief description for the Index Lot 057, Block 2212

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of September, 19 96, by and between

GRANTOR

GRANTEE

STANLEY WAYNE HUNTER  
3601 Swain Ct.  
Winston-Salem, NC 27127

<sup>GWH</sup>  
DERICK M. ~~HUNTER~~ GREEN  
5209 Cox Blvd.  
Winston-Salem, NC 27105

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 Winston-Salem, ..... Township, ..... Forsyth ..... County, North Carolina and more particularly described as follows:

See ATTACHMENT A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1212 Page 1596.....

A map showing the above described property is recorded in Plat Book 2 page 11A.....

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, Reservations & Restrictions of Record.

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) \_\_\_\_\_ (SEAL)
By: \_\_\_\_\_ (SEAL)
President \_\_\_\_\_ (SEAL)
ATTEST: \_\_\_\_\_ (SEAL)
Secretary (Corporate Seal) \_\_\_\_\_ (SEAL)
USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Davie County.
OFFICIAL SEAL C.A. STREET, JR. Notary Public of the County and State aforesaid, certify that Stanley Wayne Hunter Grantor,
Notary Public - North Carolina COUNTY OF DAVIE
My Commission Expires 7-26-78
I hand and official stamp or seal, this 17 day of September 1976.
My commission expires: 7-26-98 Notary Public

SEAL-STAMP NORTH CAROLINA, \_\_\_\_\_ County.
I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Secretary of
personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ Secretary of
OFFICIAL SEAL C.A. STREET, JR. Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ a North Carolina corporation, and that by authority duly
Notary Public - North Carolina COUNTY OF DAVIE
My Commission Expires \_\_\_\_\_
en 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 C.A. Street, Jr., 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 first page hereof.
JOHN HOLLEMAN, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By \_\_\_\_\_ Deputy/Assistant - Register of Deeds

ATTACHMENT A

BEGINNING at an iron in the northernmost right of way line of Cox Blvd., said point also being the easternmost corner of Lot 58 as shown on Map of W.H. Cox Development recorded in Plat Book 2, Page 11A, Forsyth County Registry, and continuing with the easternmost line of said Lot 58, North 52° 11' 04" West 184.71 feet to a new iron pipe in the southernmost line of Lot 52 in said Subdivision; thence continuing with the line of Lot 52 North 38° 54' 59" East 80.17 feet to an existing iron pipe in the westernmost corner of Lot 53 in said Subdivision; thence continuing with the westernmost lines of said Lots 53, 54, 55 and 56 in said Subdivision, South 52° 21' 28" East 243.66 feet to an existing iron pipe in the northernmost right of way line of the aforementioned Cox Blvd.; thence continuing with said right of way South 74° 36' 06" West 101.00 feet to the point and place of BEGINNING, containing approximately 0.396 acres, according to a survey prepared by Larry Lerue Callahan, R.L.S., dated September 5, 1996, Job No. 5505-1.

Further, BEING KNOWN AND DESIGNATED as Lot Number 57, as shown on the map or plat of W. H. Cox Development Property, a map of which is recorded in Plat Book 2, at Page 11 A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is made for a more particular description.

BEING THE SAME AND IDENTICAL PROPERTY described in Deed Book 1212, Page 1596, in the Office of the Register of Deeds of Forsyth County, North Carolina.

96-509  
5209 Cox Blvd./Winston-Salem NC 27105

BK1918 P1365