

FORSYTH CO, NC 105 FEE: \$ 10.00
PRESENTED & RECORDED: 09/23/1996 2:40PM
JOHN HOLLEMAN REGISTER OF DEEDS BY: EDWARDA
NO TAXABLE CONSIDERATION

Edw

NO TITLE CHECK REQUESTED
NO CLOSING PERFORMED

Excise Tax NTC

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to FAYE N. WATTS, 4601 Shatta lon Dr. W-5, NC

This instrument was prepared by RICHARD E. STOVER, ATTY., P. O. BOX 775, KING, NC 27021

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13TH day of SEPTEMBER, 1996, by and between

GRANTOR

GRANTEE

L. G. NANCE, JR.
AND WIFE,
JUNE H. NANCE;
JUDY COLE
AND HUSBAND,
GRADY COLE

FAYE N. WATTS

A 1/5 UNDIVIDED INTEREST

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, OLD RICHMOND Township, FORSYTH County, North Carolina and more particularly described as follows:

TRACT ONE: BEGINNING at an iron stake A. A. Helsabeck and G. W. Long's corner on the West side of Bethania-Mt. Airy Highway runs North 12 degrees 30 minutes West 7.50 chains to an iron stake on East side of said highway; thence South 69 degrees 15 minutes West 365 chains to an iron stake; thence South 05 degrees East 5.75 chains to an iron stake in A. A. Helsabeck's line (near mulberry); thence eastwardly with Helsabeck's line to the beginning, containing 2.6 acres, more or less. For further reference see Deed Book 335, Page 146, Deed Book 335, Page 171 and Deed Book 424, Page 244, Forsyth County Registry.

TRACT TWO: BEGINNING at an iron stake L. G. Nance's northwest corner and runs with Nance's west line South 05 degrees East 379.5 feet to a mulberry and iron stake in the old A. A. Helsabeck line; thence with said line North 85 degrees 20 minutes West 187 feet to an iron stake in said line; thence a new line North 09 degrees East 328 feet to an iron stake; thence North 70 degrees 16 minutes East 109.1 feet to the beginning, containing 1.13 acres, more or less. Being a part of the G. W. Long tract of land. For further reference see Deed Book 335, Page 146 & 171 and Deed Book 791, Page 168, Forsyth County Registry.

THE GRANTORS RETAIN A 1/5 UNDIVIDED INTEREST EACH

The property hereinabove described was acquired by Grantor by instrument recorded in . . .

DEED BOOK 1875, PAGE 2854, FORSYTH COUNTY REGISTRY

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

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 AND RESTRICTIONS OF RECORD, IF ANY.

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.

By: L. G. NANCE, JR. (SEAL)
President JUNE H. NANCE (SEAL)
ATTEST: JUDY M. COLE (SEAL)
Secretary (Corporate Seal) GRADY COLE (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, STOKES County.

I, a Notary Public of the County and State aforesaid, certify that L. G. NANCE, JR. AND WIFE, JUNE H. NANCE; JUDY COLE AND HUSBAND, GRADY COLE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of September, 1976. My commission expires: 1-30-2001 Karen S. Flippin Notary Public

OFFICIAL SEAL NOTARY PUBLIC, NORTH CAROLINA COUNTY OF STOKES KAREN S. FLIPPIN My Commission Expires 1-30-2001

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 Karen S. Flippin, AP

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 Charles G. Hood Deputy/Assistant - Register of Deeds