

DRAFTED BY: Robert W. Porter, Attorney *for*

RECORDING TIME

NC
FORSYTH CO. NC 215 FEE: \$ 8.00
PRESENTED & RECORDED: 10/25/1996 3:55PM
JOHN HOLLEMAN REGISTER OF DEEDS BY: EDWARD A
STATE OF NC REAL ESTATE EXT: \$ 100.00
Edward

EXCISE TAX 100.00

PROBATE AND FILING FEE \$ PAID

Tax Block: 5422 Lot: 136 Parcel Identifier No.:
Property Address: 5406 Reidsville Road, Belews Creek, NC 27009
Mail after recording to: Grantee: 5406 Reidsville Road, Belews Creek, NC 27009
Mail future tax bills to: Grantee: 5406 Reidsville Road, Belews Creek, NC 27009

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of October, 1996, by and between

GRANTOR

GRANTEE

TIMOTHY M. HICKS
and wife,
JAMIE M. HICKS

PATRICIA DOCKERY MANUEL, Legally
Separated

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, Salem Chapel Township, more particularly described as follows:

BEGINNING at a point in the center of the pavement of Highway No. 158, William L. Fulp and James H. Linville's corner, running thence with the line of William L. Fulp, South 02° 57' 00" West, 519.0 feet to an iron stake a new corner in said Fulp's line. Thence on a new line North 22° 23' 00" West, 375.0 feet to a point in the center of the pavement of the above mentioned Highway, a new corner, thence with the center of said Highway, North 44° 36' 00" East, 239.0 feet to the place of BEGINNING, containing 00.95 - One Hundredths of an acre.

See Estate of Willie R. Hicks, File No. 92E332, Forsyth County Clerk of Courts Office.

The above land was conveyed to Grantor by (see book number 800 page 399)

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, save and except easements and restrictions of record, if any, and 1996 ad valorem taxes, prorated to date of closing.

Timothy M. Hicks (seal) _____ (seal)
TIMOTHY M. HICKS
Jamie M. Hicks (seal) _____ (seal)
JAMIE M. HICKS

STATE OF NORTH CAROLINA - Forsyth County

Virginia M. Nixon _____, a Notary Public of Forsyth County, NC, do hereby
OFFICIAL SEAL Notary Public, North Carolina
COUNTY OF GUILFORD
VIRGINIA M. NIXON
My Comm. Exp. June 28, 1997
I certify that TIMOTHY M. HICKS and wife, JAMIE M. HICKS
personally appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance. Witness my hand and notarial seal this the 25th day of OCTOBER, 1996.

SEAL/STAMP

My commission expires 6/28, 1997.

Virginia M. Nixon 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____.

SEAL/STAMP

My commission expires _____, 19____.

Notary Public

The foregoing Certificate(s) of *Virginia M. Nixon N.P.*

is/are certified to be correct.

This the 25 day of Oct., 1996.

John Holleman, Register of Deeds for Forsyth County by:

328.0

Kane D. D. Deputy/Assistant