

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

RECORDING TIME

NC

*original to ↑*

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

*Edwards*

EXCISE TAX 100.00

PROBATE AND FILING FEES 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  
TIMOTHY M. HICKS  
and wife,  
JAMIE M. HICKS

GRANTEE  
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.  
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

*Timothy M. Hicks* (seal) \_\_\_\_\_ (seal)  
TIMOTHY M. HICKS  
*Jamie M. Hicks* (seal) \_\_\_\_\_ (seal)  
JAMIE M. HICKS

STATE OF NORTH CAROLINA - Forsyth County  
I, Virginia M. Nixon, a Notary Public of Guilford Forsyth County, NC, do hereby  
OFFICIAL SEAL certify that TIMOTHY M. HICKS and wife, JAMIE M. HICKS  
Notary Public, North Carolina  
COUNTY OF GUILFORD personally appeared before me this day and acknowledged the execution of the foregoing deed of  
VIRGINIA M. NIXON conveyance. Witness my hand and notarial seal this the 25th day of OCTOBER, 1996.  
My Comm. Exp. June 28, 1997  
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: Kane D. D. Deputy/Assistant  
3280