

DRAFTED BY: William L. Nelson

RECORDING TIME

BK1926 P2124

FORSYTH CO. NC 4 FEE: 10.00
PRESENTED & RECORDED: 11/26/1996 08:53AM
JOHN HOLLENAN REGISTER OF DEEDS BY: EDWARD
STATE OF NC REAL ESTATE EXTX: \$ 91.00

Edwards

EXCISE TAX

PROBATE AND FILING FEE \$

PAID

Tax Block: 2960 Lot: 69 Parcel Identifier No.:
Property Address: 1263 Tredwell Road, Winston Salem, NC 27103
Mail after recording to: 1263 Tredwell Road, Winston Salem, NC 27103
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of November, 1996, by and between

GRANTOR

MYUNG J. LEE
and
CHIN K. LEE

GRANTEE

MADHO SINGH
and
GURPRIT K. SINGH

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or feminine as required by context.
WITNESSETH, that the Grantor, in consideration of \$10.00 & o.v.c., Ten dollars and other valuable consideration 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, Winston Township, more particularly described as follows:

BEGINNING at an iron stake on the east side of Wright Street, said iron stake being North 00° 28' West 351.40 feet from a concrete monument on the east side of Wright Street where the north line of Deborah Lane extended intersects; running thence with the east side of Wright Street, North 00° 28' West 50 feet to an iron stake; thence running South 89° 54' 50" East 129.51 feet to an iron stake; running thence South 00° 30' 52" East 50 feet to an iron stake; thence North 89° 54' 50" West 129.55 feet to an iron stake in the east side of Wright Street, the point and place of beginning and being the identical property as described in deed recorded in Book 1249, Page 1326, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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 Grantee covenants with the Grantor, 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 mortgages, liens, and claims, and that Grantor will warrant and defend the title against the lawful claims of all persons whatsoever subject to the following exceptions:

1996 and subsequent years ad valorem taxes, if any.

Restrictions, easements and rights of way of record, if any.

IN WITNESS WHEREOF the Grantor has 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.

Myung J. Lee
MYUNG J. LEE

(seal)

Chin K. Lee
CHIN K. LEE

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

(seal)

Corporate Name

ATTEST:

By:

President

Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby 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 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 notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Burgwyn E. Hooks, a Notary Public of Forsyth County, NC, do hereby certify that Myung J. Lee and Chin K. Lee



personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25 day of November, 1996.

SEAL/STAMP

My commission expires August 6, 1997. Burgwyn E. Hooks 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

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

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 Burgwyn E. Hooks, N.P.

This the 26 day of Nov., 1996, is/are certified to be correct.

_____, Register of Deeds for Forsyth County by:

Chin K. Lee

Deputy/Assistant