

FORSYTH CO, NC 74 FEE: \$ 8.00 ✓
PRESENTED & RECORDED: 12/11/1996 1:35PM
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD
NO TAXABLE CONSIDERATION

Recording information above this line

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TAX LOT NO. 10 BLOCK 3029 PARCEL NO.
PROPERTY ADDRESS: 121 Huckabee Circle, Winston-Salem, NC 27105
Mail after recording to: Sapp, Mast & Stroud Box
Mail future tax bills to:
Drafted by: David P. Mast
Index description: Lot 10, Gladstone Courts

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 9th day of December, 1996, by and between the Grantor and the Grantee named below:

Grantor	Grantee
LOTA S. WARREN	JOANN WEST HORTON, JEAN WEST HARTGROVE and JUDY LYNN TIMOTHY, subject to a <u>life estate</u> retained by Grantor

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

WITNESSETH, that the Grantor, in consideration of Gift Deed, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, subject to a life estate retained by Grantor, all that certain lot or parcel of land situated in the Township of Middlefork, County of Forsyth, State of North Carolina and more particularly described as follows:

Lying and being North of the City of Winston-Salem, North Carolina, and being known and designated as Lot No. 10, as shown on the map of Gladstone Courts, said map being recorded, in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 17, at Page 183, to which reference is hereby made for a more complete description of said lot.


See Deed in Book 837, Page 20.

TO HAVE AND TO HOLD except for the Life Estate retained by the Grantor, 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 the 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 herein described is subject to the following exceptions: Easements and restrictions of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

Lota S. Warren (seal) _____ (seal)
LOTA S. WARREN

<p>Notary Seal or Stamp</p> 	<p>North Carolina, Forsyth County I, <u>Brenda G. Bentley</u>, a Notary Public of the county and state aforesaid, certify that <u>Lota S. Warren</u>, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the <u>9</u> day of <u>December</u>, 1996. My commission expires: <u>12/21/99</u> <u>Brenda G. Bentley</u> Notary Public</p>
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The foregoing Certificate(s) of Brenda G. Bentley, N.P. is/are certified to be correct.
This the 11 day of Dec., 1996

Register of Deeds for Forsyth County **DICKIE C. WOOD, REGISTER OF DEEDS**

BY A. Plas Deputy/Assistant-Register of Deeds

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