

FORSYTH CO, NC 51 FEE: \$ 10.00
PRESENTED & RECORDED: 01/14/1997 11:48AM
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD
NO TAXABLE CONSIDERATION

de

Excise Tax

Recording Time, Book and Page

Tax Lot No. 046, Block 1222 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19 _____
by _____

Mail after recording to _____

This instrument was prepared by Stafford R. Peebles, Jr. *Fee*

Brief description for the Index Lot 46, Overbrook

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of December, 19 96, by and between

GRANTOR

GRANTEE

JAMES W. CLARK and wife,
PEARLIE L. CLARK

CELESTINE BANKHEAD

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 _____, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 46, fronting 50 feet on the south side of the Overbrook Development, plat of which is recorded in Plat Book 1 at page 5A in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1754 at page 244

A map showing the above described property is recorded in Plat Book 1 page 5A
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:

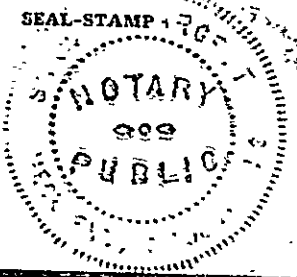
Easements and Restrictions of record, if any.

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.

.....
(Corporate Name)
By:
.....
President
ATTEST:
.....
.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

James W. Clark (SEAL)
JAMES W. CLARK
Pearlie L. Clark (SEAL)
PEARLIE L. CLARK
..... (SEAL)
..... (SEAL)



SEAL-STAMP NORTH CAROLINA, Mecklenburg County.
I, a Notary Public of the County and State aforesaid, certify that
JAMES W. CLARK and wife, PEARLIE L. CLARK Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 30th day of December, 1996.
MY COMMISSION EXPIRES SEPT. 28, 1999
Shanna Wargelt Notary Public
My commission expires:

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

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.

..... REGISTER OF DEEDS FOR COUNTY
By Deputy/Assistant - Register of Deeds