

BK1932 P3510

FORSYTH CO. NC 138 FEE: \$ 10.00
PRESENTED & RECORDED: 01/24/1997 3:41PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WOHLFO
STATE OF NC REAL ESTATE EXT: \$ 65.00

BK1932 P3510 - P3511

Excise Tax \$65.00

Recording Time, Book and Page

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

Mail after recording to Hunter H. Galloway III, 201 W. Market St., Suite 409, Greensboro, N. C.
27401

This instrument was prepared by Hunter H. Galloway III

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of January, 1997, by and between

GRANTOR

Blondelia W. Beard
(Divorced and Unmarried)
1007 W. 25th Street
Winston-Salem, NC 27105

GRANTEE

Robert I. Moore and wife,
Margaretta H. Moore
2219 Manchester Street
Winston-Salem, NC 27105

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

BEING Lots Numbered Sixty (60) and Sixty-One (61) in Block "C" as shown upon a map of Bowen Park as surveyed and platted by J. E. Ellerbe, C. E., in November, 1945, which map is of record in the Office of the Register of Deeds of Forsyth County, North Carolina, in Map Book 12, Page 92 and to which map reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Book 12, Page 92

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, Restrictions and rights of way of record (if any).

1997 ad valorem taxes.

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

Blondelia W. Beard (SEAL)
Blondelia W. Beard

(SEAL)

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, _____ Forsyth _____ County.

I, a Notary Public of the County and State aforesaid, certify that Blondelia W. Beard

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 24th day of January, 1997.

My commission expires: Dec. 13, 2000 *John W. Snyder* Notary Public

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 John W. Snyder, N.P.

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.

ORRIN C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR _____ COUNTY

By *John W. Snyder* Deputy/Assistant - Register of Deeds