

BK1934 P3536

FORSYTH CO, NC 225 FEE: \$ 12.
PRESENTED & RECORDED: 02/11/1997 4:1
DICKIE C. WOOD REGISTER OF DEEDS BY: HOD
NO TAXABLE CONSIDERATION

NO TITLE CHECK REQUESTED
NO CLOSING PERFORMED

Excise Tax NTC

Recording Time, Book and Page

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

← original to

Mail after recording to SANDRA ANNETTE H. OVERBY, 6490 BALMORAL HILL ROAD, RURAL HALL, NC 27045

This instrument was prepared by RICHARD E. STOVER, ATTY., P. O. BOX 775, KING, NC 27021

Brief description for the Index

BALMORAL, SEC. 2, (REV.), LOTS 4, 5 & 6

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5TH day of FEBRUARY, 19 97, by and between

GRANTOR

GRANTEE

PEGGY EVELYN S. HENDERSON
(UNMARRIED)

SANDRA ANNETTE H. OVERBY

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 the certain lot or parcel of land situated in the City of BETHANIA Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

property hereinabove described was acquired by Grantor by instrument recorded in ...
DEED BOOK 1465, PAGE 1343, AND DEED BOOK 1244, PAGE 140, FORSYTH COUNTY REGISTRY

... showing the above described property is recorded in Plat Book .. 25 page..... 95.....

HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to
Grantor in fee simple.

the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey
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.
None to the property hereinabove described is subject to the following exceptions:

EXEMPTIONS 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) _____ (SEAL)

President _____ (SEAL)
TEST: _____ (SEAL)

Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY

Peggy Evelyn S. Henderson
PEGGY EVELYN S. HENDERSON

SEAL-STAMP NORTH CAROLINA, Stokes County.

I, a Notary Public of the County and State aforesaid, certify that _____
PEGGY EVELYN S. HENDERSON Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 7th day of February, 1997.
My commission expires: 1-30-2001 *Karen S. Flippin* Notary Public

OFFICIAL SEAL
NOTARY PUBLIC, NORTH CAROLINA
COUNTY OF STOKES
KAREN S. FLIPPIN
My Commission Expires 1-30-2001

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 Karen S. Flippin Not.

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.
OTKIE C. WOOD, REGISTER OF DEEDS
By *[Signature]* REGISTER OF DEEDS FOR Forsyth COUNTY
Deputy/Assistant - Register of Deeds

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EXHIBIT "A"

TRACT ONE: BEING all of Lot No. 4 as shown on a recorded plat entitled "BALMORAL, SECTION 2, REVISED", as developed by Devland, said map being drawn by Stephen Lineback, Registered Surveyor, and recorded in Plat Book 25, Page 95, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1120, Page 1561, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT TWO: BEING all of Lots No. 5 and 6 as shown on a recorded plat entitled "BALMORAL, SECTION 2, REVISED", as developed by Devland, said map being drawn by Stephen Lineback, Registered Surveyor, and recorded in Plat Book 25, Page 95, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1120, Page 1562, in the Office of the Register of Deeds of Forsyth County, North Carolina.