

DRAFTER BY: Charles F. Eakes

RECORDING TIME

FORSYTH CO, NC 69 FEE: \$ 8.00
PRESENTED & RECORDED: 02/26/1997 12:01PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA
STATE OF NC REAL ESTATE EXT: \$ 32.00

EXCISE TAX \$32.00

PROBATE AND FILING FEE \$ PAID

Tax Block: 5230 Lot: 14M Parcel Identifier No.: _____
Property Address: 4690 Ben Lane, Walkertown, NC 27051
Mail after recording to: Eakes Box
Mail future tax bills to: Grantee, 4690 Ben Lane, Walkertown, NC 27051

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of February, 19 97, by and between

GRANTOR
R. DON CAIN
6075 Sullivantown Road
Walkertown, NC 27051

GRANTEE
ERIC PAUL LETSON and
REBECCA Q. CAIN
4690 Ben Lane
Walkertown, NC 27051

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, in consideration of (\$ 10.00 & O.V.C.) TEN DOLLARS & other good & valuable consideration Grantor 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 Salem Chapel Township, more particularly described as follows:

BEGINNING at an iron stake in the centerline of a 50-foot street (said street also being known as Ben Lane), said iron stake being located at the northwest corner of the Ronald L. Shrewsbury tract described in Deed Book 1499, Page 1772, Forsyth County Registry, thence from said beginning point South 28 deg. 38 min. 01 sec. West 384.64 feet to an iron stake; thence North 21 deg. 19 min. 16 sec. West 165.00 feet to an iron stake; thence North 36 deg. 08 min. 38 sec. East 313.74 feet to an iron stake in the centerline of said street; thence with the centerline of said street South 40 deg. 33 min. East 91.85 feet to an iron stake, the point and place of BEGINNING, all according to survey by Larry L. Callahan, R.L.S., entitled "Map for R. Don Cain" dated September 22, 1984, Job No. 1290-4.

Being Lot 88, Ben Lane, Walkertown, NC 27051

The above land was conveyed to Grantor by PHILLIP LEON BOWMAN, JR, et al (see book number 1930 page 2390)
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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

(seal) R. Don Cain (seal)
R. Don Cain
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County

I, NORA J. SAXTON, a Notary Public of YADKIN County, NC, do hereby certify that R. DON CAIN personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25th day of February, 1997.

My commission expires Oct. 4, 2000 Nora J. Saxton 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 Nora J. Saxton, NP is/are certified to be correct.

This the 26th day of February, 1997.

Dickie C. Wood Deputy/Assistant
Forsyth County Register of Deeds from 1970 to 1997

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