

2665

FORSYTH CO, NC **387** FEE: \$ 10.00
 PRESENTED & RECORDED: 03/31/1997 5:05PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
 STATE OF NC REAL ESTATE EXT: \$ **493.00**

NO TITLE CHECK REQUESTED
 NO CLOSING PERFORMED

Excise Tax

Recording Time, Book and Page

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

Mail after recording to G EDWARD BAKER, 6835 DOUBLEGATE DRIVE, CLEMMONS, NC 27012

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

Brief description for the Index DOUBLEGATE SEC. I, LOT #13

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31ST day of MARCH, 19 97, by and between

GRANTOR

GRANTEE

THE NEW FORTIS CORPORATION

G. EDWARD BAKER
 AND WIFE,
 ALLISON A. BAKER

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 CLEMMONS Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING all of Lot No. 13, as shown on a recorded plat entitled "DOUBLEGATE, SECTION I", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 37, Page 77, 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 1824, Page 2837, and modified in Deed Book 1870, Page 3235, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TAX BLOCK 4213A
 LOT 013

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

A map showing the above described property is recorded in Plat Book page.....

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.

THE NEW FORTIS CORPORATION

(Corporate Name)

By: William S. Kisel

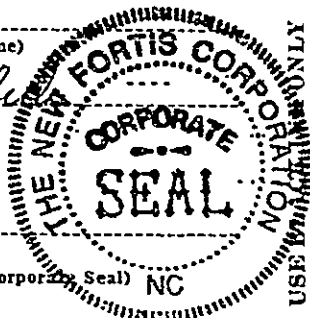
VICE

President

ATTEST:

ASSISTANT

Secretary (Corporate Seal) NC



SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that John A. Bush Assistant Secretary of

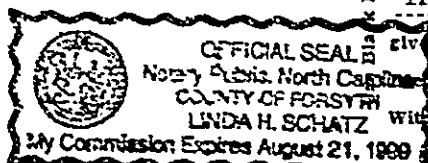
THE NEW FORTIS CORPORATION a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its VICE

President, sealed with its corporate seal and attested by him as its ASSISTANT Secretary.

Witness my hand and official stamp or seal, this 31st day of March, 1997.

My commission expires: August 21, 1999 Linda H. Schatz Notary Public



The foregoing Certificate(s) of Linda H. Schatz, N.P. Forsyth Co, NC

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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FOR COUNTY

By [Signature] Deputy Assistant - Register of Deeds

**FOR
FORSYTH**