

BK1942 P3072

FORSYTH CO. NC 90 FEE: \$ 10.00
PRESENTED & RECORDED: 04/16/1997 12:29PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXTX: \$ 266.00

Kane Soda

Excise Tax *Stamps* \$ 266.00

Recording Time, Book and Page

Tax Lot No. 32, Block 5245A Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to N. Alan Bennett - Box

This instrument was prepared by N. Alan Bennett

Brief description for the Index

Lot 32, Pine Knolls, Section 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of April, 1997, by and between

GRANTOR

ANTHONY M. GIOVINO
and wife,
KELLY E. GIOVINO (AKA Kelly L. Giovino)

GRANTEE

ROBERT G. TAYLOE
and wife,
GRETEL M. TAYLOE

Mailing and Property Address:
1148 Pine Knolls Road
Kernersville, NC 27284

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 n/a, Belews Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 32 on the map of Pine Knolls, Section 2, which is recorded in Plat Book 25, Page 185(2) 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 above described property is the same as that which is described in Deed Book 1772 at page 153, Forsyth County Registry and is further designated as Tax Lot 32 in Block 5245A on the Forsyth County Tax Maps.

BK1942 P3073

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1772, Page 153, Forsyth County Registry.....

A map showing the above described property is recorded in Plat Book 25 page 185(2) ..

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, and 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

.....
Anthony M. Giovino

.....
Kelly E. Giovino (AKA Kelly L. Giovino)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Anthony M. Giovino and wife, Kelly E. Giovino (AKA Kelly L. Giovino) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of April, 1997.

My commission expires: 3-23-2002 Deborah E. Gaither 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 Deborah E. Gaither, M.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.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By Deputy, Assistant - Register of Deeds