

BK1943 P2700

FORSYTH CO. NC 123 FEE: \$ 10.00
PRESENTED & RECORDED: 04/23/1997 2:01PM
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD
STATE OF NC REAL ESTATE EXTX: \$ 17.00

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
This instrument was prepared by *H. Dwight Nelson*, Attorney at Law
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ^{8th} day of April, 19 97, by and between

GRANTOR

GRANTEE

BMC LAND COMPANY, INC.

RICHARD V. LINVILLE

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 Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in Flat Rock Road in W.H. Dwiggins line; thence North 63 deg. 30 min. East with his line 210 feet to a point in said road, W.H. Hester's corner; thence with his line the following courses: South 51 deg. East 85 feet to iron stake; South 11 deg. 30 min. East 185 feet to iron stake; North 87 deg. 30 min. West 166 feet to iron stake; South 79 deg. West 67 feet and North 22 deg. West 159 feet to the BEGINNING, containing 1.10 acres, and being all the property conveyed to Mrs. Sarah Morgan in Deed Book 311 at Page 199 EXCEPT that property heretofore conveyed and now owned by Johnny R. Morgan and wife, Janet S. Morgan and being .54 acres, more or less, off the Northeast part of the above tract and being fully described in Deed of Trust Book 740 at page 273 in the Office of the Register of Deeds of Forsyth County, North Carolina. See deed recorded in Deed Book 311, page 199.

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:

SAVE AND EXCEPT ANY RESTRICTIONS AND EASEMENTS OF RECORD.

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.

By: [Signature] (Corporate Name) President
ATTEST: [Signature] Secretary (Corporate Seal)
USE BLACK INK ONLY (SEAL) (SEAL) (SEAL) (SEAL)

SEAL-STAMP NORTH CAROLINA, [Signature] County.
I, a Notary Public of the County and State aforesaid, certify that [Signature] Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this [Signature] day of [Signature] 19[Signature].
My commission expires: [Signature] Notary Public

SEAL-STAMP NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Phyllis B. Church Secretary of BMC Land Company, Inc. 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 ANNETTE H. JAMES President, sealed with its corporate seal and attested by her as its Secretary. Witness my hand and official stamp or seal, this 21st day of April 1997.
My commission expires: 12/27/99 Annette H. James Notary Public

The foregoing Certificate(s) of Annette H. James, 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.
DORNE C. WOOD, REGISTER OF DEEDS FORSYTH COUNTY
By [Signature] Deputy Assistant - Register of Deeds