

BK1943 P3381

PRESENTED & RECORDED: 04/24/1997 3:03PM
DICKIE C. WOOD REGISTER OF DEEDS BY:HOODVA
STATE OF NC REAL ESTATE EXT: \$ 61.00

FORSYTH CO, NC 147 FEE: \$ 10.00
PRESENTED & RECORDED: 04/24/1997 3:03PM
DICKIE C. WOOD REGISTER OF DEEDS BY:HOODVA
STATE OF NC REAL ESTATE EXT: \$ 61.00

Handwritten signature

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 *Grantee* *PB Box 1404*
Clemmons NC 27012

This instrument was prepared by T. DAN WOMBLE, ATTORNEY AT LAW

Brief description for the Index Lot 44, Carlton Bluff

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of April, 1997, by and between

GRANTOR	GRANTEE
DOLORES T. SHOAF, EXECUTRIX of ESTATE OF NELLIE W. CAUDLE a/k/a NELLIE GLADYS WALKER CAUDLE	JOSEPH VINCENT LOW and BARBARA E. COX

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

BEING known and designated as Lot 44 as shown on the map of Carlton Bluff recorded in Plat Book 8, Page 89, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Said property is also described in Deed Book 97, Page 548, and in Deed Book 782, Page 14.

The Estate of Nellie W. Caudle, 96 E 882, Forsyth County, is an insolvent estate. This deed is executed pursuant to the power of sale contained in the Last Will and Testament of Nellie W. Caudle and is necessary in order to create liquid assets to settle the estate.

BK1943 P.3331-P.3332

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 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.

(Corporate Name)
By: -----

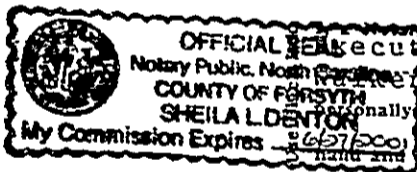
President
ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Dolores T. Shoaf (SEAL)
DOLORES T. SHOAF, EXECUTRIX OF ESTATE
OF NELLIE W. CAUDLE aka NELLIE GLADYS
WALKER-CAUDLE (SEAL)
----- (SEAL)
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, FORSYTH County.



Public of the County and State aforesaid, certify that Dolores T. Shoaf, Executrix of Estate of Nellie W. Caudle a/k/a Nellie Gladys Walker-Caudle, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of April, 1997.
My commission expires: 6-27-2001 Sheila L. Denton Notary Public

SEAL-STAMP NORTH CAROLINA, County.



Use Black Ink

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 *Sheila L. Denton, NP.*

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 FORSYTH COUNTY

By *[Signature]* Deputy Assistant - Register of Deeds