

DRAFTED BY: Thomas G. Jacobs

RECORDING TIME

FORSYTH CO. NC **363** FEE: \$ 8.00
PRESENTED & RECORDED: 04/30/1997 4:52PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
STATE OF NC REAL ESTATE EXT: \$ **288.00**

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 5641E Lot: 99 Parcel Identifier No.: _____
Property Address: 5309 Ember Lane Kernersville, NC 27284
Mail after recording to: Grantee: 5309 Ember Lane Kernersville, NC 27284
Mail future tax bills to: Grantee:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th. day of April, 19 97, by and between

GRANTOR

GRANTEE

Dwight Denny and wife,
Lisa Denny

Douglas C. Pick and wife,
Catherine R. Pick

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 AND O.V.C. to them 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 Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 99, as shown on the plat entitled Sedge Lake Garden, Section One, as recorded in Plat Book 32, Page 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.

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The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND CURRENT YEAR'S AD VALOREM TAXES.

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

Dwight Denny (seal) Lisa Denny (seal)
Dwight Denny Lisa Denny
(seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County



OFFICIAL SEAL I, Charlotte C. Williams, a Notary Public of Forsyth County, NC, do hereby NOTARY PUBLIC certify that Dwight Denny and wife, Lisa Denny

CHARLOTTE C. WILLIAMS personally appeared before me this day and acknowledged the execution of the foregoing deed of FORSYTH COUNTY, NC conveyance. Witness my hand and notarial seal this the 29th day of April, 19 97.

Commission Expires 7-18-00

My commission expires 7-18, 1900. Charlotte C. Williams 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 Charlotte C. Williams is/are certified to be correct.

This the 30 day of April, 19 97

Dickie C. Wood, Register of Deeds for Forsyth County by:

Dickie C. Wood

Deputy/Assistant

Forsyth County Register of Deeds Form RD-12/96

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