

BK1945 P2900

2421-4

FORSYTH CO. NC 132 FEE: \$ 10.00
PRESENTED & RECORDED: 05/07/1997 3:09PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 198.00

W. Hayes Foster

Excise Tax \$198.00

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 at 5713 Haweswater Rd., Winston-Salem, NC 27105

This instrument was prepared by W. Hayes Foster

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this .. 6th day of .. May .., 19 97 , by and between

GRANTOR

GRANTEE

TEIA LYNN WALTERS and husband,
TERRY ALTON BOOE

PATRICIA OLIVER (Single)

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 .., Salem Chapel Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot #12, Pinebrook Manor, Section 1, as shown on plat recorded in Plat Book 32, page 124, Forsyth County Registry, to which reference is hereby made for a more particular description.

Also known as Tax Block 2993B, Lot 12, Forsyth County Tax Maps.

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:

- (a) Ad valorem taxes for the year 1997, and subsequent years.
- (b) All 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

Tera L. Walters (SEAL)
Tera Lynn Walters
Terry Alton Booe (SEAL)
Terry Alton Booe
..... (SEAL)
..... (SEAL)

SEAL-STAMP NOTARY PUBLIC NORTH CAROLINA, Forsyth County.
OFFICIAL SEAL
MAX E. CREASON, Notary Public of the County and State aforesaid, certify that
TERA LYNN WALTERS & TERRY ALTON BOOE Grantor,
husband & wife
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 6th day of May 19 97
My commission expires: 9-5-2000 *Max E. Creason* 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 MAX E. CREASON, 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
REGISTER OF DEEDS FOR FORSYTH COUNTY
By *Dickie C. Wood* Deputy/Assistant - Register of Deeds