

BK1946 P3505

FORSYTH CO. NC 191 FEE: \$ 10.00  
PRESENTED & RECORDED: 05/15/1997 4:11PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA  
STATE OF NC REAL ESTATE EXT: \$ 42.00

Excise Tax \$42.00

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 .....

This instrument was prepared by .. George S. Thomas, Attorney at Law .....

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ..13th.. day of .. May .., 19 97 .., by and between

GRANTOR

GRANTEE

OLIVIA G. DANIELS

THE TRILORIC GROUP, LLC

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 .. Township,

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

**Description of property of Olivia G. Daniels (Divorced)**

**Exhibit "A"**

**TRACT ONE:**

**BEGINNING** at a stake in the West margin of Rockwell Avenue; said stake being the Southeast corner of Lot No. 6, and running thence Westwardly with the line of Lot No. 6, 140 feet to a stake, said stake being the Southwest corner of Lot No. 6; thence Southwardly 26.15 feet to a new stake in the west edge of Lot No. 7; thence Eastwardly on a new line 140 feet to a new stake in the West margin of Rockwell Avenue; thence Northwardly with the West margin of Rockwell Avenue 26.15 feet to the PLACE OF BEGINNING, and being known and designated as the Northern half of Lot No. 7, in the Overbrook Development, plat of said property recorded in Register of Deeds Office of Forsyth County, North Carolina in Plat Book 1, page 5A.

**TRACT TWO:**

Being known and designated as Lot No. 6 on the west side of Gray Avenue in "Overbrook" for further and more particular description of said Lot reference is hereby made to said plat of "Overbrook" as recorded in Register of Deeds Office of Forsyth County in Plat Book 1, page 5A.

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:

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

*Olivia G. Daniels* \_\_\_\_\_ (SEAL)  
OLIVIA G. DANIELS

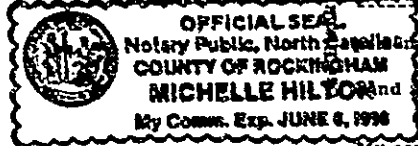
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
OLIVIA G. DANIELS 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 May, 1997.  
My commission expires: 6-6-98 *Michelle Hilton* 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 Michelle Hilton, 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. DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By D. Campbell Deputy Assistant-Register of Deeds