

83
FORSYTH CO. NC 03 FEE: \$ 10.00
PRESENTED & RECORDED: 06/30/1997 10:55AM
DICKIE C. HOOD REGISTER OF DEEDS BY: CAMPBE
STATE OF NC REAL ESTATE EXTX: \$ 210.00

B Campbell

BK1953 P2671

Excise Tax

Recording Time, Book and Page

Tax Lot No. 63, Block 3216D Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Grantee: 3675 Signet Drive, Winston Salem, NC 27101

This instrument was prepared by PHILIP E. SEARCY

Brief description for the Index Lot 63, Silver Chalice, Section 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of June, 19 97, by and between

GRANTOR

GRANTEE

SUNSHINE BUILDERS & IMPROVEMENTS, INC.
a North Carolina corporation

RAYMOND DILLARD OVERBY
and wife,
KIMBERLY MCGINNIS OVERBY

Property/Mailing Address:
3675 Signet Drive
Winston Salem, NC 27101

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

BEING KNOWN AND DESIGNATED as Lot Number 63, as shown on the plat entitled SILVER CHALICE, SECTION 3, as recorded in Plat Book 38, page 179, 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 property hereinabove described was acquired by Grantor by instrument recorded in
..... Book 1918, page 1311, Forsyth County Registry.....

A map showing the above described property is recorded in Plat Book ... 38 ... page...179.....

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, rights of way 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.

SUNSHINE BUILDERS & IMPROVEMENTS, INC.

(Corporate Name)

By:

Daniel Scott Street

President

ATTEST
Janet S. Harrell

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

NORTH CAROLINA, ...Forsyth... County.

I, a Notary Public of the County and State aforesaid, certify that *Neil Stutz Street*

personally came before me this day and acknowledged that ... he is Secretary of

SUNSHINE BUILDERS & IMPROVEMENTS, INC., 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 *him* as its Secretary.

Witness my hand and official stamp or seal, this *27* day of *June*, 19*99*

My commission expires: *May 25, 1999* *Janet S. Harrell* Notary Public

The foregoing Certificate(s) of *Janet S. Harrell*

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 FOR FORSYTH COUNTY

By *R. Edwards* Deputy/Assistant - Register of Deeds