

BK1954 P0079

FORSYTH CO. NC 27 FEE: \$ 10.00
PRESENTED & RECORDED: 07/01/1997 09:32AM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXT: \$ 118.00

SPN

Excise Tax 118.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19

Mail after recording to

This instrument was prepared by *James Hall* *Box 1677 King NC 27021*

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1 day of July, 1997, by and between

GRANTOR

GRANTEE

Shirley J. Shumate
Ira C. Shumate

Travis L. Hundley
Julie G. Hundley

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 Rural Hall, Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron pipe located in Vestal Road, said iron pipe being South 80 degrees 02 minutes 59 seconds East 163.01 feet to the Southeastern corner of Lot 17 J.C. Vestal property as further described in Plat Book 17 page 49, Forsyth County Registry; thence from said beginning point South 72 degrees 43 minutes 04 seconds West 80.01 feet on a cord with Vestal Road to an iron pipe; thence continuing on a cord with Vestal Road South 62 degrees 56 minutes 29 seconds West 4.06 feet to an iron pipe; thence along a new line with Lot 20, J.C. Vestal property as further described in Plat Book 17 page 49, Forsyth County Registry, North 18 degrees 11 minutes 21 seconds West 116.54 feet to an iron pipe; thence continuing along a new line with Lot 20, J.C. Vestal property as further described in Plat Book 17 page 49, Forsyth County Registry, the following two courses and distances: North 12 degrees 07 minutes 09 seconds West 85.97 feet to an iron pipe and North 9 degrees 58 minutes 42 seconds West 77.95 feet to an iron pipe found and a Hickory Tree; thence continuing on a line with Bobby L Payne (Deed 1144 page 1305, Forsyth County Registry) South 87 degrees 22 minutes 00 seconds East 142.93 feet to an iron pipe on the corner of Lot 18 J.C. Vestal property as further described in Plat Book 17 page 49, Forsyth County Registry and Payne; thence along said lot 18, South 38 degrees 25 minutes 03 seconds 234.86 to the point and place of **BEGINNING**. Being all of Lot 19, J.C. Vestal property as further described in Plat Book 17 page 49, Forsyth County Registry and a small rectangular piece of land from lot 20 J.C. Vestal property as further described in Plat Book 17 page 49, Forsyth County Registry. This description taken from a map and plat prepared by United Limited Engineering and Surveying dated June 27, 1997.

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

Ira C. Shumate (SEAL)
Shirley J. Shumate (SEAL)
(SEAL)
(SEAL)

SEAL-STAMP NORTH CAROLINA, Stokes County.
I, a Notary Public of the County and State aforesaid, certify that Ira C. Shumate
Shirley J. Shumate Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 30 day of June, 1997.
My commission expires 5/19/2002 Victoria A. Thomas Notary Public

SEAL-STAMP NORTH CAROLINA, Stokes County.
I, a Notary Public of the County and State aforesaid, certify that Ira C. Shumate,
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 Victoria A. Thomas, 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 Deputy/Assistant - Register of Deeds