

DRAFTED BY: Robert W. Porter, Attorney

RECORDING TIME

FORSYTH CO, NC **206** FEE: \$ 8.00
PRESENTED & RECORDED: 08/15/1997 4:21PM
DICKIE C. WOOD REGISTER OF DEEDS BY: DOYLEO
STATE OF NC REAL ESTATE EXT: \$ **208.00**
PROBATE AND FILING FEE \$ PAID

EXCISE TAX

Tax Block: 3636 Lot: 18 Parcel Identifier No.: _____
Property Address: 3815 Whitehaven Road, Winston-Salem, NC 27106
Mail after recording to: Grantee: 3815 Whitehaven Road, Winston-Salem, NC 27106
Mail future tax bills to: Grantee: 3815 Whitehaven Road, Winston-Salem, NC 27106

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of July, 19 97, by and between

GRANTOR
PATRICK T. MCCOY, Divorced

GRANTEE
TIMOTHY S. NUGENT, Single

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 him 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 WINSTON Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot No. 18, as shown on the Map of FORSYTH FOREST, as recorded in Plat Book 21, page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1830, Page 2326, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 18, Block 3636, Winston Township, Forsyth County Tax Records.

The above land was conveyed to Grantor by _____ (see book number 1830 page 2326)
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 1997 ad valorem taxes, prorated to date of closing.
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Patrick T. McCoy (seal) _____ (seal)
PATRICK T. MCCOY, Divorced

(seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County
OFFICIAL SEAL I, FRANCES S. BONNETT, a Notary Public of Forsyth County, NC, do hereby certify that PATRICK T. MCCOY, Divorced personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 10 day of JULY, 1997.
My commission expires July 18, 2001.
SEAL/STAMP _____ 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 Frances S. Bonnett is/are certified to be correct.

This the 15 day of August, 1997.

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

[Signature] Deputy/Assistant