

DRAFTED BY: R. MICHAEL WELLS

RECORDING TIME

FORSYTH CO. NC **108** FEE: \$ 8.00
PRESENTED & RECORDED: 09/11/1997 1:36PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WOHLFO
STATE OF NC REAL ESTATE EXT: \$ **332.00**

EXCISE TAX \$332.00

PROBATE AND FILING FEE \$ PAID *ahw/for*

Tax Block: 5246A Lot: 6 & 7 Parcel Identifier No.:
Property Address: 9320 Deer Path Lane, Kernersville, NC 27284
Mail after recording to: JAMES D. MOHLER, 9320 Deer Path Lane, Kernersville, NC 27284
Mail future tax bills to: Same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of September, 19 97, by and between

GRANTOR
W. SPENCE ROBBINS
and wife,
ANN MARIE ROBBINS

GRANTEE
JAMES D. MOHLER
and wife,
JAN E. MOHLER

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 OTHER
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 Belews Creek Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lots Nos. 6 and 7, as shown on the Plat of Deer Path, Section One, as recorded in Plat Book 32, Page 149, 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 1836, Page 3278, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lots 6 and 7, Block 5246A, Belews Creek Township, Forsyth County Tax Records.

The above land was conveyed to Grantor by _____ (see book number _____ 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, 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, pro rated and paid at closing.
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written

W. Spence Robbins (seal) Ann Marie Robbins (seal)
W. SPENCE ROBBINS ANN MARIE ROBBINS
(seal) (seal)

STATE OF ~~NORTH CAROLINA~~ FLORIDA Forsyth County of DUVAL FL



I, Lynn Bujanowski, a Notary Public of Forsyth County, NC, do hereby certify that W. SPENCE ROBBINS personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of September, 19 97.

SEAL/STAMP My commission expires 12/20, 1999 Lynn Bujanowski Notary Public

STATE OF NORTH CAROLINA - Forsyth County
OFFICIAL SEAL I, Jody H. Welch, a Notary Public of Forsyth County, NC, do hereby certify that ANN MARIE ROBBINS



JODY H. WELCH personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 11th day of September, 19 97.

SEAL/STAMP My commission expires October 10, 19 97 Jody Welch Notary Public

The foregoing Certificate(s) of Lynn M Bujanowski and Ann Marie Robbins, NP is/are certified to be correct.

This the 11th day of September, 19 97.
DICKIE C. WOOD
Register of Deeds for Forsyth County by: [Signature] Deputy/Assistant
Forsyth County Register of Deeds from 8/20 8/98

BK1964 P0347
BK1964 P 347 - P 347