

RETURN TO STOVER BOX

FORSYTH CO, NC 159 FEE: \$ 10.00
PRESENTED & RECORDED: 10/27/1997 3:25PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 460.00
BK1970 P1754 - P1755

Excise Tax \$460.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. BLOCK 4213A LOT 034
Verified by County on the day of , 19
by

Mail after recording to DONALD N. MCMUNN, 2875 GRAY MOSS DRIVE, CLEMMONS, NC 27012.

This instrument was prepared by RICHARD E. STOVER, ATTY., P. O. BOX 775, KING, NC 27021

Brief description for the Index

DOUBLEGATE, SEC. II, LOT 34

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27TH day of OCTOBER, 19 97, by and between

GRANTOR

GRANTEE

THE NEW FORTIS CORPORATION

DONALD N. MCMUNN
AND WIFE,
NANCY D. MCMUNN

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 CLEMMONS, CLEMMONS Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING all of Lot No. 34, as shown on a recorded plat entitled "DOUBLEGATE, SECTION II", as developed by The New Fortis Corporation, said plat being recorded in Plat Book 38, Page 12, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1854, Page 2780, and modified in Deed Book 1870, Page 3235, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TAX BLOCK 4213A
LOT 034

BK1970 P1754

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 38 page 12

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:

EASEMENTS 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.

THE NEW FORTIS CORPORATION
(Corporate Name)
By William S. Kiesel President
ATTEST: Ann Choplin Assistant Secretary (Corporate Seal)
SEAL-Stamp
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

SEAL-Stamp

NORTH CAROLINA, _____ STOKES _____ County.

I, a Notary Public of the County and State aforesaid, certify that ANN CHOPLIN _____ he is ASSISTANT Secretary of THE NEW FORTIS CORPORATION _____ 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 VICE President, sealed with its corporate seal and attested by HER as its ASSISTANT Secretary. Witness my hand and official stamp or seal, this 27TH day of OCTOBER, 1997.

My commission expires: JANUARY 30, 2001 Karen S. Flippin Notary Public

The foregoing Certificate(s) of KAREN S. FLIPPIN, NP, STOKES COUNTY, NC

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 [Signature] Deputy/Assistant - Register of Deeds

BK1970 P1755