

FORSYTH CO, NC 119 FEE: \$ 10.00
PRESENTED & RECORDED: 12/03/1997 2:40PM
TICKIE C. WOOD REGISTER OF DEEDS BY: WILLIE
STATE OF NC REAL ESTATE EXTX: \$ 36.00
BK1976 P 393 - P 394 agordon

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantee, PO Box 1716, Clemmons, NC 27012

BLOCK: 1558 LOT : 072 and 073

NORTH CAROLINA)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 3rd day of December, 1997 by and between **KATHERN H. BOGER (WIDOW)**, hereinafter referred to as "Grantor" and **DANNY LEE MCGUIRE (UNMARRIED)**, hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT the Grantor, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations to her 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 in Winston Township, more particularly described as follows:

BEGINNING at an iron stake in the southern right-of-way line of Buick Street, said point beginning at the northeast corner of T. W. Church's property as recorded in Deed Book 827, Page 388; thence running with the southern right-of-way line of Buick Street, South 85° 45' East 100 feet to an iron stake, Richard G. Purcell's northwest corner; thence with Purcell's line South 04° 08' West 200 feet to an iron stake; thence North 85° 45' West 100 feet to an iron stake; thence North 04° 08' East 200 feet to the point and place of **BEGINNING** and being the western half of Lots 72, 73, 74 and 75 as shown on Map of **MOTOR HEIGHTS** as recorded in Plat Book 1 at Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described in deed recorded in Book 969 at Page 259, Forsyth County Registry.

This conveyance is made subject to easements and restrictions, if any, of record.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the

BK1976 P0393

Grantee in fee simple. And the Grantor covenants with the Grantee, that the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her hand and adopted the printed word [SEAL] as her own seal.

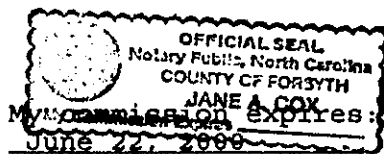
Talmadge Hopkins Jr (SEAL)
TALMADGE HOPKINS, JR., Attorney-in-Fact
for KATHERN H. BOGER

NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public of Forsyth County, North Carolina, do hereby certify that Talmadge Hopkins, Jr., attorney-in-fact for Kathern H. Boger, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Kathern H. Boger, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1965 at Page 724, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Talmadge Hopkins, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Kathern H. Boger. I do further certify that I am not a party to the attached instrument.

WITNESS my hand and notarial stamp or seal, this the 31st day of December, 1997.

[NOTARIAL STAMP OR SEAL]



Jane A. Cox
NOTARY PUBLIC

STATE OF NORTH CAROLINA-Forsyth County

The foregoing certificate(s) of Jane A. Cox, NP
is(are) certified to be correct. This the 31st day of December, 1997.

DICKIE C. WOOD, REGISTER OF DEEDS
FOR FORSYTH COUNTY

BY: Dickie C. Wood
Deputy Register

BK1976 P0394

DICKIE C. WOOD, REGISTER OF DEEDS