

DRAFTED BY: Warren C. Hodges

RECORDING TIME

FORSYTH CO. NC 131 FEE: \$ 8.00
PRESENTED & RECORDED: 12/04/1997 4:30PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODGSON

EXCISE TAX

72⁰⁰

PROBATION FEE: \$ 72.00

Tax Block: 3485 Lot: 001 Parcel Identifier No.: 04107
Property Address: 4805 Indiana Avenue, Winston Salem, NC 27106
Mail after recording to: Grantee: 4805 Indiana Avenue, Winston Salem, NC 27106
Mail future tax bills to: Grantee: same as above

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of November, 19 97, by and between

GRANTOR

Ruth S. Reich, widow

GRANTEE

Kelly William McQueen, Jr, Divorced

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 and ovc Ten dollars and other valuable considerations to them 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 NUMBER 1 & 2 on the Map of the Property of Ida A. Styers as recorded in the Register of Deeds of Forsyth County in Plat Book 6, Page 218 to which reference is hereby made for a more complete description.

For further Deed reference see Deed Book 758 at Page 214 and Deed Book 612 at Page 367, Forsyth County Registry.

The above land was conveyed to Grantee by _____ (see book number _____ page _____)
TO HAVE AND TO HOLD the above said 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 Grantee 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 whatsoever. Except for easements and restrictions of record and ad valorem taxes for 1997 which are to be prorated to the date of closing and paid by seller
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Ruth S. Reich (seal) _____ (seal)
Ruth S. Reich (seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County

OFFICIAL SEAL
TONY S. HAYES, a Notary Public of Forsyth County, NC, do hereby certify that Ruth S. Reich personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 20th day of November, 19 97.
My Commission Expires JULY 12, 2002

SEAL/TAMP My commission expires July 12th 2002 Tony S. Hayes 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/TAMP My commission expires _____, 19 ____ Notary Public

The foregoing Certificate(s) of Tony S. Hayes, N.P.

This the 4 day of Dec, 19 97, is/are certified to be correct.

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

B. Campbell Deputy/Assistant
Forsyth County Register of Deeds from 1978-1996

BK1976 P1040