

FORSYTH CO. NC 204 FEE: \$ 10.00
PRESENTED & RECORDED: 12/15/1997 3:53PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA
STATE OF NC REAL ESTATE EXT: \$ 1.00
BK1977 P2350 - P2351

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 3216-D Lot: 78, part Parcel Identifier No.:
Property Address: 3664 Signet Drive (Rear Triangular Portion)
Mail after recording to: 1022 West First Street, Winston-Salem, N.C. 27101
Mail future tax bills to: 1022 West First Street, Winston-Salem, N.C. 27101

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of December, 19 97, by and between

GRANTOR

GRANTEE

Terrah M. Stephens and wife
Theressa S. Stephens

Daniel W. Donathan

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 OTC, Ten Dollars & Other Valuable Considerations 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, Middlefork Township, more particularly described as follows:

Beginning at an iron stake, said iron stake being the southwest corner of lot no. 78 and the southeast corner of lot no. 77 on the map of Silver Chalice, Section 3 as recorded in Plat Book 39, Page 179 in the Forsyth County Register of Deeds Office, Forsyth County, North Carolina; thence with the southern line of lot no. 78 N.64°00'20" E. 80.00' to an iron stake in the southeast corner of lot no. 78 and the southwest corner of lot no. 79 on the aforementioned map of Silver Chalice, Section 3; thence with the eastern line of lot no. 78 N.25°59'40"W. 20.00' to a new corner; thence along a new line S. 49°58'10"W. 82.46' to the place of beginning and containing 800 square feet more or less.

The above described property being a triangular strip carved from the southern portion of lot no. 78 on the aforementioned map of Silver Chalice, Section 3 as recorded in Plat Book 39, page 179, in the Forsyth County Register of Deeds Office, Forsyth County, North Carolina and as shown on an unrecorded map prepared by United Limited on November 3, 1997.

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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 subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

Theresa Stephens (seal) _____ (seal)
[Signature] (seal) _____ (seal)

Corporate Name

ATTEST:

By: _____

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and notarial seal this the _____ day of _____, 19____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County



OFFICIAL SEAL
CANDACE L. ARNETT
NOTARY PUBLIC - NORTH CAROLINA
COUNTY OF FORSYTH
My Commission Expires 9-17-2002

I, Candace L. Arnett, a Notary Public of Forsyth County, NC, do hereby certify that Terrah M. Stephens and wife Theresa S. Stephens personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 13th day of December, 1997. My commission expires Sept. 17th, 2002 Candace L. Arnett Notary Public

SEAL/STAMP

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____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

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____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

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____. My commission expires _____, 19____. _____ Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Candace L. Arnett, NP

is/are certified to be correct.

This the 15 day of Dec, 1997.

L. E. Spas, Register of Deeds for Forsyth County by:
[Signature] Deputy/Assistant
Forsyth County Register of Deeds Since LPU 6/96

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